

**TOWN OF DEDHAM**  
COMMONWEALTH OF MASSACHUSETTS

PLANNING BOARD

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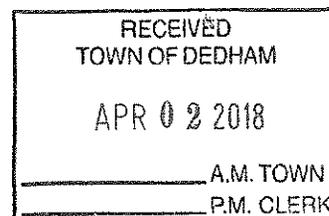


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**PLANNING BOARD**

**CERTIFICATE OF ACTION  
INSIGNIFICANT MODIFICATION  
TO PREVIOUSLY APPROVED SITE PLAN**



**APPLICANT:** Reddish Properties, LLC

**PROPERTY:** 25 Eled Way  
Dedham, MA 02026

**OWNER:** Reddish Properties, LLC

**OWNER'S ADDRESS:** c/o Elsa H. Reddish  
28582 LaCaille Drive  
Naples, Florida 34119

**DATE:** January 11, 2018

**PROJECT SUMMARY**

The applicant, Reddish Properties, LLC, of 25 Eled Way, Dedham, Massachusetts, submitted an application for Minor Site Plan review on March 1, 2017, for the property at 25 Eled Way, Dedham, Massachusetts. The applicant had entered into a lease for the property with Xchange Leasing, a subsidiary of Uber, to operate a leasing office in 2,470 square feet of the existing building and an additional 4,573 square feet for the storage of cars. The initial plan proposed 14 parking spaces for employees and customers, one accessible parking space, 18 reduced parking spaces for employee parking and on site storage of vehicles to be leased and 36 stacked exterior parking spaces and 12 interior parking spaces for on-site storage of leased vehicles. Subsequent to Xchange Leasing occupying the property, Uber changed their business model and closed down their subsidiary. Xchange Leasing vacated the subject property in October of 2017.

Reddish Properties, LLC, filed an application with the Planning Board on January 5, 2018, for an insignificant modification to the previously approved site plan. The Applicant proposes to substitute Cavalier Coach Trailways for Xchange Leasing as the tenant. Cavalier Coach

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Trailways is a motor coach charter company which is a contract, tour, and motor coach operator for hire to the general public. The proposed tenant has a total of 40 employees with varied schedules depending on the number of motor coaches being used at any one time. The normal hours of operation are from 6:30 a.m. to 7:00 p.m., seven days a week. Occasionally there will be early morning and late night arrivals and departures of a single bus.

**BACKGROUND AND FINDING OF FACTS**

1. The building is to be accessed by Eled Way, a private way that connects the site to River Street.
2. The subject property did have a 1981 approved parking plan on record with the town, as well as the most recently approved site plan dated June 22, 2017.
3. Reddish Properties, LLC, 28582 LaCaille Drive, Naples, FL 34119 (hereinafter referred to as "Applicant"), proposes to lease the property with minor site improvements and no changes to the building at 25 Eled Way (hereinafter referred to as the "Subject Property").
4. The portion of the Subject Property known as 25 Eled Way, shown on Dedham Assessors' Map 129, Lot 144, contains approximately 1.51 acres of land and has no frontage on River Street. Access to River Street is via an easement over 23 River Street.
5. According to the Zoning Map for the Town of Dedham, the Subject Property is almost entirely located in the Limited Manufacturing A Zoning District.
6. The Modified Site Plan provides 63 parking spaces to service the property: 31 stacked parking spaces for busses in the parking lot, 8 parking spaces in the garage bays, and 24 employee spaces in the lot.
7. The following uses are allowed as of right in a Limited Manufacturing A Zoning District and are therefore allowed as of right at the Subject Property (not intended as an exhaustive listing):
  - a. Livery
  - b. Commercial Storage
8. Table 2 (Table of Dimensional Requirements) of the Dedham Zoning By-Law sets forth the following dimensional requirements applicable to buildings in the Limited Manufacturing A Zoning District:

Minimum Frontage: 150 feet  
Minimum Lot Area: 1 acre  
Minimum Lot Width: 70% of minimum frontage  
Minimum Front Yard: 30 feet  
Minimum Side Yard: 15 feet

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Minimum Rear Yard: 25 feet  
Maximum Lot Coverage: 50 %  
Maximum Floor Area Ratio: 35%

9. On January 5, 2018, Applicant submitted the following to the Planning Board (hereinafter referred to collectively as the "Application"):
  - a. Form "Application for Insignificant Site Plan Modification
  - b. Plan set entitled "Site Development Plans, 25 Eled Way, Dedham, Massachusetts", dated March 1, 2017, revised January 4, 2018, prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772, consisting of the following:
    - Cover Sheet
    - General Notes Sheet
    - Site Plan
    - Construction Detail Sheet
    - Existing Condition Plan
10. The Application was reviewed by the Planning Board and was determined to satisfy all of the submittal requirements for An Insignificant Modification to the Previously approved site plan
11. Notice of the hearing on January 11, 2018 was sent to all abutters to the site. No abutters attended the hearing.
12. In addition, McMahon Associates, the Planning Board consultant, reviewed the minor changes to the plan.
13. The Planning Board reviewed and considered the changes proposed to the site plan at their posted public meeting on January 11, 2018.
14. Present at the meetings on this matter were Planning Board Members John R. Bethoney, Chairman, Ralph I. Steeves, Vice Chairman, Robert D. Aldous, Clerk, Michael A. Podolski, Esq., and James V. O'Brien IV. Also present at these meetings on behalf of the Planning Board was Steven Findlen from McMahon Associates (the Planning Board's peer reviewer).
15. The Applicant was represented at these meetings by Kevin F. Hampe, Esq., Law Offices of Winbourne, Hampe and Sheehan, 411 Washington Street, Dedham, MA. Also present at these meetings on behalf of the Applicant and Owner, Reddish Properties LLC, was Mary Beth Reddish, the Owner's Representative, and Mathew Bombaci, Project Engineer from Bohler Associates.
16. At the meeting, the Applicant was provided with the opportunity to make a full and complete presentation of the Project. This was followed by questions and comments from the Planning Board and the Planning Board's peer review consultant.

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17. At the public meeting the Planning Board accepted input and comments from the general public. There were no comments.
18. In response to requests by the Planning Board, the Planning Director, and the peer review consultant during the course of permitting process, the Applicant submitted a memorandum describing the operation plan for Cavalier Coach Trailways, and agreed to limit the time for the buses to idle, prohibit the use of high beams on the premises, and installation of appropriate signage on Eled Way to ensure the safe ingress and egress of the Applicant's vehicles on said way.

**DECISION**

At the meeting duly held on January 11, 2018, after discussion, the Planning Board, consisting of John R. Bethoney, Chairman, Ralph I. Steeves, Vice Chairman, Robert D. Aldous, Clerk, Michael A. Podolski, Esq., and James E. O'Brien IV, voted unanimously (5-0) to make a determination that the modification to the site plan for the property was insignificant and that there was no need to submit the application to the requirements of Section 9.5.6. They then voted unanimously (5-0) to approve the proposed changes to the site plan upon the following terms and **CONDITIONS**:

1. All the conditions and waivers, still applicable, that were set forth in the Certificate of Action dated June 22, 2017 are hereby ratified and confirmed, and remain in full force and effect. In addition, all terms and conditions set forth in the employee operations for coach movements (attached) shall be strictly followed and are incorporated herein by reference.
2. Subject to the Conditions contained herein, the Project shall be substantially constructed in accordance with the Record Plans listed on Exhibit A attached hereto and incorporated herein by reference.
3. The applicant agrees that no bus shall be idling for more than 10 minutes on the premises and shall refrain from using their high beams when entering or exiting the property.
4. Members of the Planning Board and the Planning Director shall be permitted access to the project site during construction with proper notification to the applicant subject to applicable safety requirements as established by the Applicant or its Contractor. Proper notification shall be through the construction contractor or shall be through the emergency call number of the applicant's representative in case of emergency or off-hours situations.
5. The Applicant agrees that, no later than 6 months from issuance of a Permanent Certificate of Occupancy, it shall file a written report with the Planning Director detailing

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compliance with all terms and conditions of this certificate. The Planning Board reserves the right to require the Applicant to appear before the Planning Board to further discuss and review compliance with this certificate of action.

6. The Applicant/Owner of 25 Eled Way shall continue to allow the Town of Dedham access to their site and temporary use of the property at the northerly end of the site for operation and maintenance purposes of the Town's existing sewer lines/manhole that exists within the unpaved section of Paradise Lane. The Town of Dedham will provide a minimum of 48 hour notice to enter the property, except in the case of an emergency.
7. The revised site plan will show a note that the plan is tied to NAD83 and NAVD88 prior to endorsement by the Planning Board. A minimum of two control points, tied to NAD83 and NAVD88, will be shown on the plan at the corners or at geometric changes along the property line.
8. The existing conditions plan should be stamped by a Professional Land Surveyor registered in the state of Massachusetts prior to endorsement by the Planning Board.
9. Following construction of the Project, the Applicant shall provide an "as-built" site plan tied horizontally to NAD83 and vertically to NAVD88 to the Planning Board, the Building Department, the Department of Infrastructure Engineering, and the Board of Assessors prior to the issuance of the final certificate of occupancy for buildings in the Project, in accordance with applicable regulations.
10. All invoices generated by the Board's peer reviewers during the Application stage shall be paid within twenty days of the filing of this decision with the Town Clerk, whether this Decision is appealed or not. No post-permit reviews of documents or plans shall be conducted until such invoices have been paid in full. No building permit or certificate of occupancy shall be issued until such invoices have been paid in full.
11. All municipal taxes and fees shall be paid in full and all taxes accounts shall be in good standing prior to the issuance of any building permit.

Dated: January 11, 2018

By the Dedham Planning Board:



Robert D. Aldous, Clerk

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**EXHIBIT A**

**DOCUMENT LIST**

1. Letter from Matthew Bombaci of Bohler Engineering dated March 1, 2017, to Dedham Planning Board with application.
2. Written summary of Cavalier Coach Business.
3. Site Plan Operations procedure as proposed for 25 Eled Way, Dedham, MA

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EXHIBIT B

RECORD PLANS

1. Plan set entitled "Modification of Site Development Plans, 25 Eled Way, Dedham, Massachusetts," dated March 1, 2017, revised January 4, 2018, prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772 consisting of the following:
  - a. Cover Sheet
  - b. General Notes Sheet
  - c. Site Plan
  - d. Construction Detail Sheet
  - e. Existing Condition Plan

## Cavalier Coach Trailways

Employee Manual Addendum "D " 1/12/18

Operations Information for Coach Movement In and Around 25 ELED WAY Dedham MA.

Please follow these directions upon departure and arrival back to New Garage

- 1- Arrive at offices, check in with dispatch, get your drivers orders, pick up your keys and check coach locator chart for the location of your vehicle.
- 2- Inspect your vehicle, start your coach, please do not idle for more than 5 mins. Move your vehicle out of its space and place your car into the same space.
- 3-Please do not turn your headlights on until you are ready to depart. Please pull up to the entrance/yield sign. Please yield to vehicle(s) coming from the end of driveway which is the street. Yield to any vehicle please.

4-Upon return back to the garage please use the same methods above except the vehicles at the bottom of the driveway will yield to you. Please shut your lights off once in the pking. lot , pull your car out of the spot and park your coach shutting your engine off once pking the coach. No idling please.

When you can please use your push to talk to communicate to other vehicles in or out of the property. Please remember we have neighbors all around us and we are trying to especially be mindful in early AM and Late PM regarding noise from the coaches. Your cooperation will allow us to be great neighbors.

Thanks to all for your help. Safe driving as always.