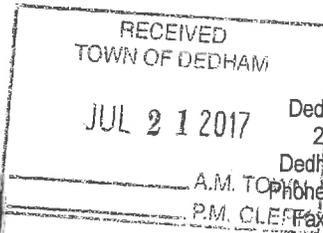


PLANNING BOARD

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

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**TOWN OF DEDHAM
PLANNING BOARD**

**CERTIFICATE OF APPROVAL
OF
INSUBSTANTIAL MODIFICATION**

APPLICANT: 41 River Street LLC
PROJECT ADDRESS: 41 River Street
RE: Parking Requirement Change
DATE: June 22, 2017

In a letter dated June 12, 2017, 41 River Street LLC (hereinafter referred to as the "Applicant") requested approval of an insubstantial modification for landscaping changes. Revisions include:

1. Removal of required parking inside the warehouse building.
2. Revised Parking Table for warehouse use and office inside the warehouse.
3. Eight parking spaces delineated along the rear property line and one handicapped parking space at the rear of the building.

In accordance with Section 9.5.9 of the Dedham Zoning Bylaws, the Planning Board made a determination that the change is insignificant. At the meeting held on June 22, 2017, the Planning Board, consisting of Chairman John R. Bethoney, Ralph I. Steeves Vice Chairman, Clerk Robert D. Aldous, Michael A. Podolski, Esq., and James E. O'Brien IV, voted 5-0 that the modification is insignificant and does not warrant notice and peer review.

On June 22, 2017, after discussion, the Planning Board, consisting of John R. Bethoney Chairman, Ralph I. Steeves Vice Chairman, Clerk Robert D. Aldous, Michael A. Podolski, Esq., 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. A revised parking plan be submitted with revised parking calculations for the warehouse and office in the warehouse.
2. No required parking spaces depicted inside the warehouse.
3. Any changes to the site or use will require site plan review by the Planning Board.

Dated: July 20, 2017

By the Dedham Planning Board


Robert D. Aldous, Clerk