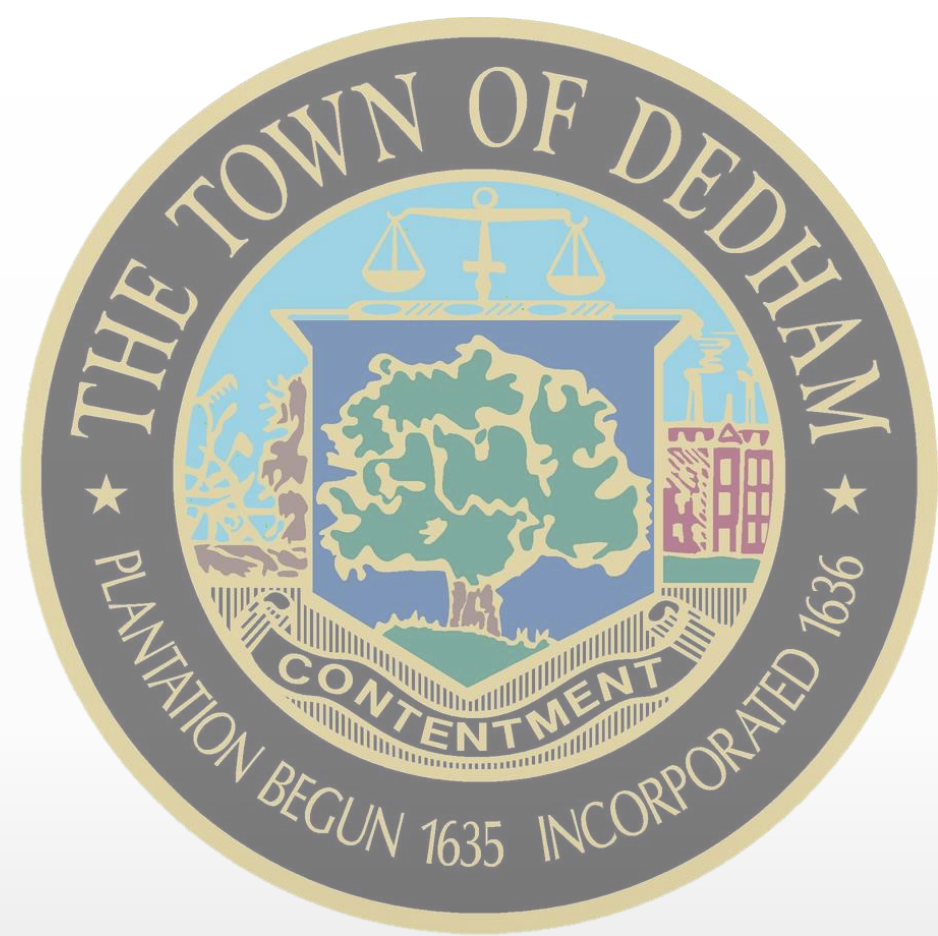


Fall Town Meeting 2025

Planning Board Response-Article 13

Planning Board

October 22, 2025



Article 7 (Fall 2022) Timeline

- **May 2022**-Presentation of Planning Ideas for Fall Town Meeting
 - Planning, Zoning & Natural Resources Department (PZNR) provided potential planning changes including incentivizing life science industry development in Dedham*
 - New life science definitions*
- **June 2022**-Staff Memo & Board Support
 - PZNR provided life science industry & zoning analysis for Board's review*
 - Board supported life science-style campus & expedited permitting consideration*
- **August 10, 2022**-Draft Zoning Amendment
 - Consideration of Route 128/95 corridor*
 - Planned Commercial Development as zoning "vehicle" (footnote 19)*
 - New life science definitions*

Article 7 (Fall 2022) Timeline

- **August 24, 2022**-Updated draft zoning amendment
 - Specific changes to Single Residence A (SRA) zoning district, 10 acre minimum and abut Route 128/95*
 - Zoning changes align with life science industry trends*
- **October 12, 2022**-Public Hearing
 - Town Counsel comments on “uniformity” of proposed changes*
 - Added 60/40 use requirement to support campus-style development in which a minimum of 60% of project would consist of science/tech uses*
- **October 26, 2022**-Reconsideration
 - At request of Planning Board Chair, Planning Board reconsidered Article 7 due to potential conflict of interest. The Chair recused himself and the Planning Board voted 4-0 to recommend Town Meeting adopt Article 7. The Planning Board’s written report to Town Meeting documented the vote as 4-0.*

Article 13 (Fall 2025)

17. PC – Planned Commercial development may be allowed on a lot or lots consisting of a minimum of five acres or any development project where at least 60% of the net floor area is occupied by a use meeting the definition of “Laboratory, Research and Development,” and “Laboratory, Research and Development (Manufacturing)” as stated in Section 10 (Definitions), located in the LMA, LMB, HB, GB, CB, or RDO Districts in accordance with §280-6.3, upon approval of a Major Nonresidential Project Special Permit. ~~Planned Commercial development may be allowed on a lot or lots for any development project where at least 60% of the net floor area is occupied by a use meeting the definition of “Laboratory, Research and Development,” and “Laboratory, Research and Development (Manufacturing)” as stated in Section 10 (Definitions), and that meet all the following criteria: 1.) are within a SRA Zoning District; 2.) abut Route 128/95; and 3.) consist of a minimum of ten (10) acres,~~ or take any other action relative thereto. ***Referred to Planning Board for study and report.***

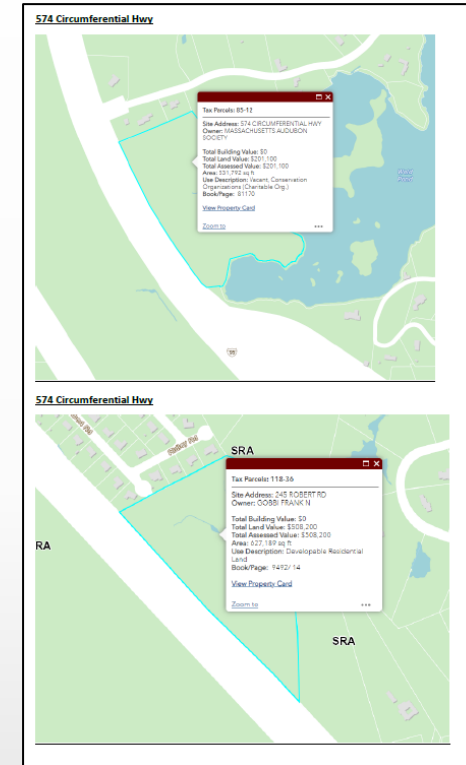
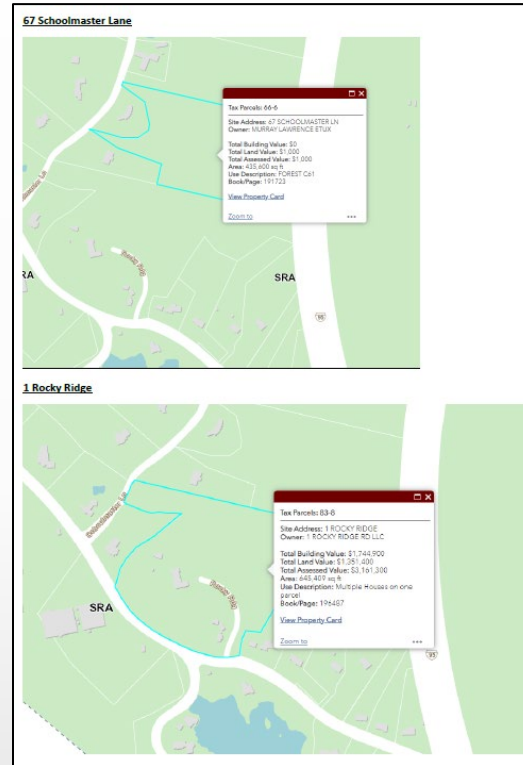
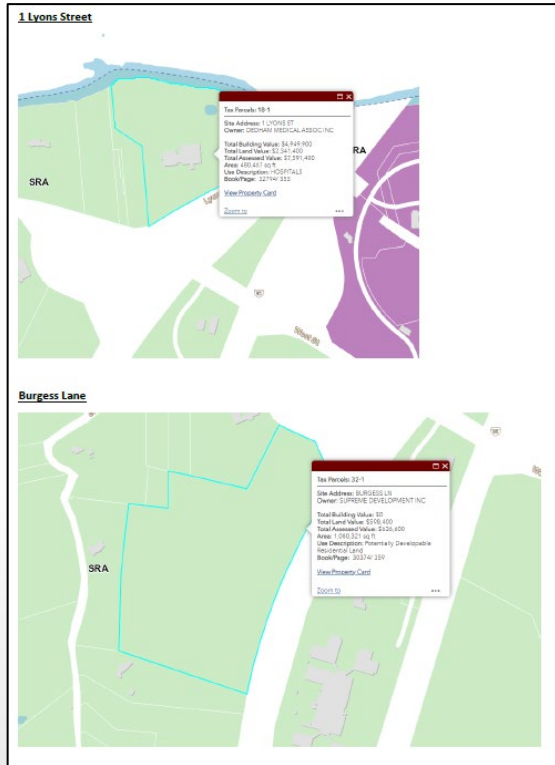
Was Article 7 (Fall 2022) Spot Zoning?

“Where a zoning change is designed solely for the economic benefit of the owner of the property receiving special treatment and is not in accordance with a well-considered plan for the public welfare” (Board of Appeals of Hanover vs Housing Appeals Comm. (1973))

Article 7 met established legal criteria & was approved by Attorney General:

- *Multiple properties eligible*
- *Larger properties*
- *Thorough planning process*
- *Planning board recommendation*

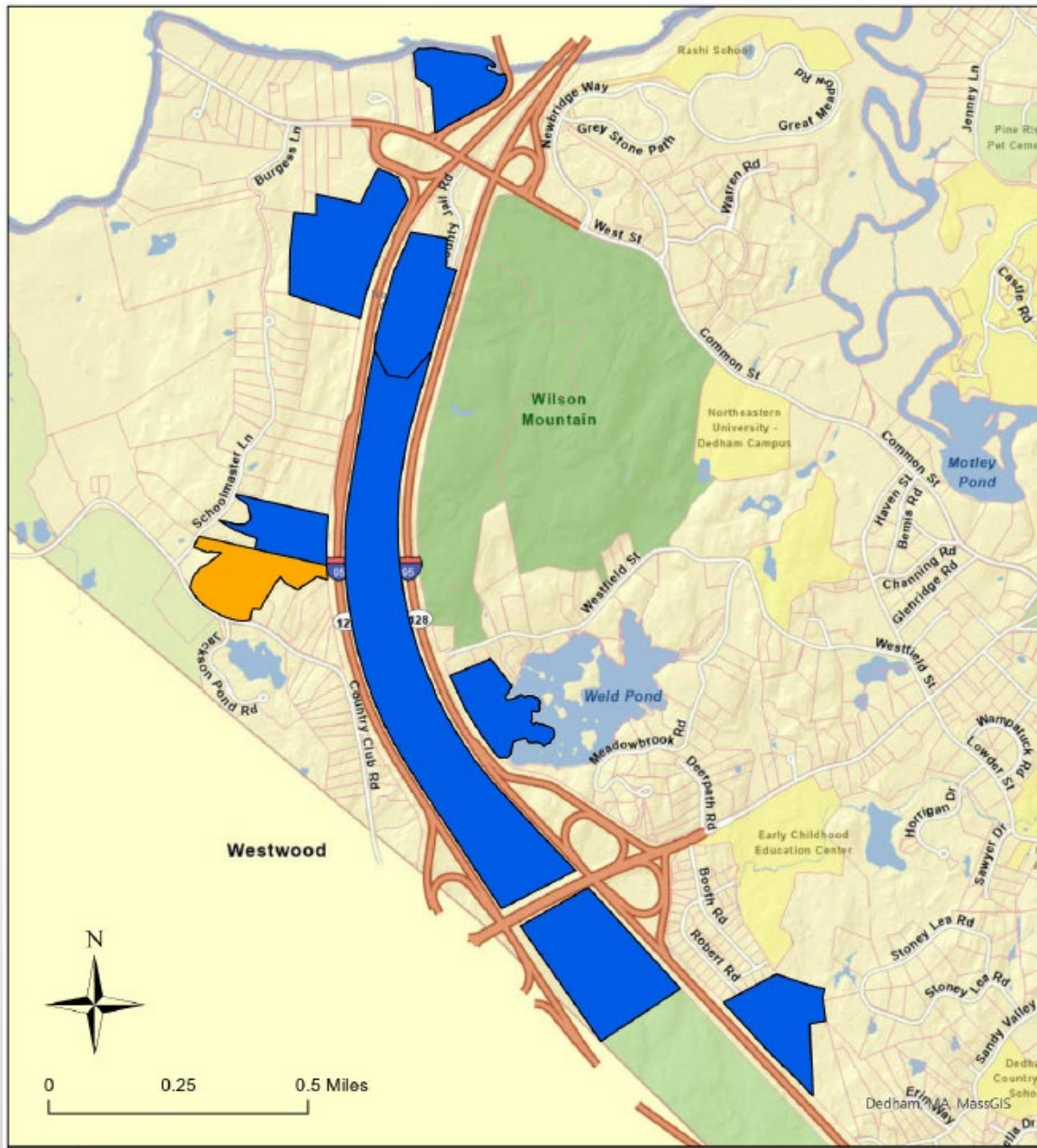
In 2022, Six Eligible Properties Were Identified



- ***The 2022 bylaw was intentionally written with three strict criteria (SRA, 10+ acres, abuts Rte 128/95) to create a small, targeted zone. The objective was to place any potential campus-style development directly next to the highway to minimize traffic and other impacts on Dedham's interior residential streets.***

Where in Dedham is this Zoning Allowed?

- The 2022 bylaw affected an estimated six (6) properties in the SRA zoning district (one of which has recently become a residential subdivision in orange). The state is also actively seeking to sell surplus land, which is located in the median between Route 128/95 north and south.



Does Article 7 (2022) threaten residential neighborhoods?

- *Non-single family residential uses currently allowed “by right” in Dedham and across Commonwealth, including in residential zoning districts:*
 - *Churches*
 - *Educational Use (Universities, preschools, private schools, etc.)*
 - *Renewable/Alternative Energy Facility*
- A **by-right use** is one the owner can build or operate **without a special permit** if it meets all zoning rules. The Town **cannot deny it**, though staff and Planning Board still check compliance, do site plan review and issue permits.

Does Article 7 (2022) threaten residential neighborhoods? *(continued)*

- *Non-single family residential uses currently allowed by Special Permit in Dedham Single Residence A (SRA) zoning district*
 - *Institutions (philanthropic/non-profit)*
 - *Hospitals/Medical Uses*
 - *Assisted Living/Nursing Facilities*
- A **special permit** is a type of discretionary approval that allows a project **only if** the reviewing board decides it meets specific zoning standards and meets the town's goals. As part of the process the Planning Board may **add conditions** to ensure the project works well for the site and neighborhood.

Does Article 7 (2022) threaten residential neighborhoods? *(continued)*

- ***Potential projects would be considered a Major Non-Residential Project, which also requires a Special Permit. Criteria for review includes:***
 - *Traffic, environmental, and community and fiscal required standards*
 - *Third party peer reviews*
- ***Ability for Planning Board to impose conditions, limitations, and safeguards***
 - *Size of building(s), hours of operations, construction limitations*
 - *Changes to project (allowed, not allowed, or allowed with public hearing)*

What happens to the 60/40 mix if market changes?

- **Article 7 requires a minimum of 60% of any campus developed under this zoning to be used for life science/technology related uses.**

LABORATORY, RESEARCH AND DEVELOPMENT

Technical facility consisting of laboratory space, office space, storage space, and space for assembly of materials for study, research and development, experimentation, and prototype development in one or more scientific fields including, but not limited to, life sciences, biotechnology, biomedical research, robotics, renewable technology, sustainable technology, computer science, electronic technology, or medicine. Manufacturing activity shall be considered an allowed accessory use to a technical facility provided that such manufacturing activity is related to the research and development being conducted in such a facility and occurs inside of buildings.

LABORATORY, RESEARCH AND DEVELOPMENT (MANUFACTURING)

A life science or biotechnology laboratory engaged in the manufacturing of life science technologies and medicines for commercial production to the market.

What happens to the 60/40 mix if market changes? *(continued)*

- **Potential change of use in the future would require oversight by the the town:**
 - Change of use within the 60% allocated to science & technology:
 - Different technology use within the existing zoning definition would be reviewed by **Building Department** on application for occupancy permits (i.e change from life sciences to clean technology)
 - Change of outside the 60/40 split, such as increasing percentage of housing or non tech commercial would likely require a zoning change from **Town Meeting**.

Implementing the Master Plan's Economic & Fiscal Goals

- The 2022 bylaw was a direct action to implement key strategies from our town's adopted 2035 Master Plan:
- **Attracting Key Industries:** Strategy ED4.5 calls on the town to *"Incentivize the investment in growing industries such as biotech, medical research, and clean energy..."*
- **Strengthening the Tax Base:** A core priority of the Master Plan is for Dedham to be *"Fiscally Responsible"*. The plan notes that our commercial properties *"shift over 30% of the local tax burden away from residents"*.
- **Creating High-Quality Jobs:** Goal ED4 aims to *"...attract better paying employment opportunities"*.

The Legal Impact of the Zoning Freeze:

What This Vote Does and Does Not Do

- On Sept. 26, 2025, a preliminary subdivision plan was filed for the “Campus at 128” property.
- Under Massachusetts law (M.G.L. c.40A §6), this action begins the process to freeze the zoning for specific properties for seven years.
- Therefore, a YES vote on Article 13 will not prevent the developer from proposing the Campus at 128 project to the Planning Board.