



TOWN OF DEDHAM
FINANCE AND WARRANT COMMITTEE

REPORT & RECOMMENDATIONS FOR THE FALL ANNUAL TOWN MEETING

MONDAY, NOVEMBER 17, 2025 AT 7:00 P.M.
DEDHAM HIGH SCHOOL AUDITORIUM
140 WHITING AVENUE, DEDHAM, MA 02026

VOTES AS DECLARED BY TOWN MODERATOR

The Town Meeting was called to order by Moderator Dan Driscoll at 7:18 PM with a Quorum of 226. The Fall Town Meeting was held on November 17, 2025, in the Dedham High School Auditorium.

ARTICLE ONE: TRANSFER OF UNUSED FUNDS

1

Sponsor: Town Manager at the request of the Director of Finance

Article Language: To see if the Town will vote to transfer from amounts appropriated for completed projects to be used as funding sources for approved but incomplete projects, and, to rescind accordingly the amounts to be borrowed for such approved but incomplete projects, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

Voted

To see if the Town will vote to transfer from amounts appropriated for completed projects to be used as funding sources for approved but incomplete projects, and, to rescind accordingly the amounts to be borrowed for such approved but incomplete projects, or take any other action relative thereto.

Town Meeting Date	Warrant Article	From Project	Amount	Town Meeting Date	Warrant Article	To Project	Amount
11/14/22	10	DHS Turf	\$500,000	5/19/25	4	Maverick Street Culvert	\$500,000

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

2 **ARTICLE TWO: LINE ITEM TRANSFERS FOR CURRENT FISCAL YEAR**

Sponsor: Finance and Warrant Committee

Article Language: To see what sum of money the Town will vote to raise and appropriate or transfer from available funds to meet additional expenses of the current fiscal year not adequately funded under Article Three of the May 19, 2025 Spring Annual Town Meeting (FY'26 budget) or any other article thereof, or take any other action relative thereto.

Referred to Finance and Warrant Committee for study and report.

Voted

That the following sums of money, totaling \$17,443.00 transferred from available funds as scheduled in the chart on the following page to meet additional expenses for the current fiscal year.

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

FROM (Decrease)						TO (Increase)					
Line #	Department Name	Code Description	Org	Obj	Amount	Line #	Department Name	Code Description	Org	Obj	Amount
1	Police	Clerical/Administrative Support	12105100	511326	\$ 12,143	1	Police	Kennel Fees	12105700	530020	\$ 12,143
2	Police	Uniforms/Protective Wear	12105700	558100	\$ 1,000	2	Police	Kennel Fees	12105700	530020	\$ 1,000
3	Assessors	Tax & Utility Data Processing	11405700	530240	\$ 1,000	3	Assessors	Uniform/Protective Wear Allowance	11405100	519180	\$ 1,000
4	Youth Commission	Clerical/Admin	15425100	510725	\$ 3,300	4	Youth Commission	Temporary/Substitutes	15425100	512010	\$ 3,300
					\$ 17,443.00						\$ 17,443.00

LIT #	Descriptions
1-2	A unique situation related to the seizure of four dogs by the Town led to the need to house and train the dogs for behavior modifications in order to work towards re-homing the dogs.
3	Transfer to fund clothing allowance for Assessors field staff.
4	Transfer to cover part time wages during staff vacancies.

3 **ARTICLE THREE: APPROPRIATION(S) FROM SPECIAL PURPOSE STABILIZATION FUNDS**

Sponsor: Director of Finance

Article Language: To see what sum of money the Town will vote to appropriate from any special purpose fund, or from one or more special purpose stabilization funds, to one or more of the stated purposes for such funds to be expended at the direction of a specified officer or multiple member body of the Town, or take any other action relative thereto.

Referred to Finance and Warrant Committee for study and report.

Voted

That the sum of \$228,839.85 be appropriated from the special revenue fund known as the Public, Education, and Government ("PEG") Access and Cable Related Fund as a grant to the Dedham VisionaryAccess Corp. for PEG purposes.

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

4 ARTICLE FOUR: CAPITAL IMPROVEMENT BUDGET

Sponsor: Town Manager

Article Language: To see what sum of money the Town will vote to raise and appropriate, transfer from available funds or borrow to implement capital improvements and capital projects, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

Voted

That the Town authorize an expenditure of up to \$250,000 from Free Cash to pay the costs of updating the EducationModel for the Dedham Public Schools.

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

ELECTRONIC VOTING RESULTS

- YES = 174
- NO = 57



Dedham Public Schools

WARRANT ARTICLE 4 ADDITIONAL INFORMATION

Funds appropriated through Article 4 will support the engagement of a professional consultant to assist the Dedham Public Schools in a comprehensive redevelopment of its Educational Model with a specific focus on how teaching & learning priorities intersect with the District's evolving facility needs and the new facilities master planning process underway.

What Is An Educational Model?

A school district's Educational Model is the big-picture framework that reflects the values of the school district and its community, defining how teaching and learning take place across all schools in the system. A district's Educational Model ties together grade configurations, curriculum, instruction, assessment, and culture, creating a consistent pathway designed to help every student succeed.

Why Do We Need to Redevelop the Educational Model?

Redeveloping our Educational Model represents a proactive, strategic step toward ensuring that Dedham Public Schools remains a future-ready, student-centered district. By engaging professional expertise now, the District will be equipped to make well-informed, creative, and fiscally responsible decisions that balance the dual imperatives of educational innovation and facility sustainability.

Dedham's commitment to educational excellence demands a fresh look at how instructional models, grade configurations, program delivery, and physical learning environments work together.

How Does This Impact Future School Building Decisions?

As the District evaluates its Educational Model, it must simultaneously assess how well existing buildings support those desired learning experiences. The Educational Model review will therefore provide the framework to ensure that future facility investments—whether renovation, consolidation, or new construction—directly reflect the teaching and learning priorities of Dedham's schools.

A range of ideas have surfaced in the community about how to move forward to address the needs of our school buildings —ideas that touch on grade level configuration, school consolidation, program offerings, and how best to use limited resources. Before advancing new building solutions, it is essential for the community to align around a clear and shared vision for how Dedham will educate its students in the years ahead.

The District's Educational Model and the Town's Facilities Master Plan are inherently connected—one defines what the District WANTS teaching and learning to look like, and the other determines WHERE and HOW that vision can be supported through physical spaces. Running these two processes in parallel creates an opportunity for alignment and efficiency.

How Will This Work Actually Connect to the Facilities Master Plan Project?

The redevelopment of the Educational Model will proceed in tandem with strategic facilities planning, so that the District can evaluate creative, feasible solutions that optimize student learning outcomes and the long-term stewardship of community assets. This dual focus will allow Dedham Public Schools to explore innovative approaches such as:

- Reimagining how existing spaces can be repurposed or rehabilitated to support modern instructional practices;
- Evaluating alternative school configurations that better serve student developmental and programmatic needs;
- Considering strategic facility replacement or consolidation where appropriate; and
- Ensuring that any future capital investments are directly informed by educational priorities and equity considerations.

A new Educational Model would integrate academic visioning, community engagement, and facilities strategy into a comprehensive framework for long-term transformation.

By investing in professional guidance, Dedham ensures that decisions about its Educational Model are thoughtful, data-driven, and rooted in community values.

The consultant's role is to provide independent expertise and a systems-level perspective that connects the educational model with physical infrastructure and financial reality.

Why Use a Consultant?

The consultant's deliverable will be a strategic series of options that integrate educational priorities, program structures, and facility planning into an actionable framework. Beyond considerations of consolidation or grade configuration, the roadmap will examine how Dedham's educational systems can evolve to meet future needs. The roadmap will position Dedham to make decisions that are **educationally sound, fiscally responsible, and community-informed**. It will serve as the foundation for both short-term adjustments and long-term capital planning.

Is There Any Flexibility Or Ability to Scale the Study to Budgetary Constraints?

The proposed Article 4 appropriation was designed to provide flexibility. The redevelopment work and study could be scaled in scope and depth depending on available funding and priorities. By structuring the work in a phased manner, Dedham could advance critical educational and facilities alignment work within the community's fiscal capacity. This approach would require an adjusted timeline as phasing will take a longer period of time to complete.

The redevelopment of Dedham's Educational Model represents a strategic opportunity to align educational vision, facilities, and community investment. By engaging a professional consultant, the District seeks to ensure that decisions about the future of our schools are guided by a clear, evidence-based framework that reflects both Dedham's values and the realities of 21st-century education.

Where Can I Find Additional Information?

Additional materials prepared for the School Committee and the Finance and Warrant Committee by the Dedham Public Schools Business Office can be found at:

www.dedham.k12.ma.us/educational-model

5 ARTICLE FIVE: PRIOR YEAR BILLS

Sponsor: Director of Finance

Article Language: To see what sum of money the Town will vote to raise and appropriate or transfer from available funds for payment of outstanding bills of prior fiscal years, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

Voted

That the sum of \$671.24 be appropriated from Free Cash for payment of the following bills from prior fiscal years:

- Town Facilities Electric Utility= \$671.24

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

6 ARTICLE SIX: REVOLVING FUND SPENDING LIMITS

Sponsor: Town Manager

Article Language: To see if the Town will vote pursuant to G.L. c.44, §53E½ to establish an annual spending limit or limits for one or more revolving funds provided for under Section 39-39 of the General Bylaws, with such spending limit or limits to be in place from fiscal year to fiscal year unless earlier revised by Town Meeting, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

Voted

That the Pool revolving fund annual expenditure limit be increased from \$550,000 to \$650,000, and such expenditure limitations remain applicable from fiscal year to fiscal year until otherwise amended by Town Meeting prior to July 1 in any fiscal year.

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

7 ARTICLE SEVEN: ZONING BYLAW AMENDMENT - PARKING REQUIREMENTS

Sponsor: Planning Board

Article Language: To see if the Town will vote to amend the Dedham Zoning By-Laws, Dedham Parking Table – Table 3, by deleting the ~~strike through~~ text and inserting the underlined text, as follows:

Principal	Number of Parking Spaces
RESIDENTIAL AND RESIDENTIAL CARE USES	
A. One, two, or multi-family residence	1.5 parking spaces per dwelling unit (2 spaces minimum), except that publicly-supported housing for the elderly shall require 1 space per dwelling unit.
B. Rooming and lodging houses, rental of rooms, bed-and-breakfast accommodations, hotels and motels (exclusive of restaurants, dining rooms, or public assembly facilities open to the general public and requiring additional parking), trailer camps or mobile home, and seasonal camping facilities for adults or families	1.25 parking spaces per guest room, or per 2 persons rated capacity or sleeping accommodations for 2 persons (a double bed shall be considered sleeping accommodations for 2 persons), provided that, for trailer or mobile home camps 1 space shall be located next to each site.
C. Hospitals, nursing, or convalescent homes, living care, and other quasi-medical and institutional facilities providing residential care, including prisons, boarding schools for persons 16 years or age or older, and group homes	1 parking space per 2 persons rated or design capacity.
D. Assisted Living Residence	0.3 parking spaces per dwelling unit; plus 1 parking space per employee on the largest work shift.
COMMERCIAL, BUSINESS, AND OFFICE USES	
A. Retail sales and services not specifically identified below and including the floor area devoted to uses accessory to the principal retail use:	1 parking space per 200 <u>500</u> square feet <u>net</u> floor area or a fraction thereof, provided that:
	(1) Where goods or items for sale are produced or processed on site, such as a bakery, copying <u>copying</u> , or printing shop, or a custom art studio, the area devoted to the production or storage of items to be sold shall be counted as part of the retail floor area.

7 ARTICLE SEVEN: ZONING BYLAW AMENDMENT - PARKING REQUIREMENTS

Principal	Number of Parking Spaces
COMMERCIAL, BUSINESS, AND OFFICE USES	
	(2) Where display, sale, or related activities customarily take place outdoors, 1/2 the outdoor area devoted or available for such activities shall be added to the floor area.
	(3) Where retail sales or services are conducted in a dwelling as a permitted home occupation or as a non-conforming use, parking for such sales or services shall be in addition to the off-street parking required for the residential use.
	(4) In an enclosed shopping mall, the areas used as a public concourse and not used for storage, display, or sales of goods shall not be counted as floor area of for calculating parking demand. Parking for eating places, entertainment, athletic, and other facilities identified herein separately in categories other than retail sales shall be added to the retail parking required; the Planning Board may authorize paving or constructing 80% of the aggregate required parking spaces, provided that landscaped vacant space remains available for the construction of additional parking, if needed in the future.
B. Professional, business, governmental, and similar offices and banks, including real estate offices and mail order or wholesale offices involving no on-site storage or distribution of goods or commodities	1 parking space per 200 <u>300</u> square feet <u>net</u> floor area. on the ground or street floor, and 1 parking space per 300 square feet floor area on floors above the ground floor. Parking for offices located on residential premises shall be in addition to the required residential parking. Parking for free-standing automatic teller machines shall be provided at the rate of 4 parking spaces per terminal.
C. Physicians and dentists, medical centers, clinics, and other practicing health professionals, including veterinarians and accessory uses, but not room and board	5 <u>4</u> parking spaces for each practicing professional plus 1 additional space per 500 <u>1,000</u> square feet <u>net</u> floor area. If the health professional has an office on residential premises, service parking shall be in addition to the required residential parking.

7 ARTICLE SEVEN: ZONING BYLAW AMENDMENT - PARKING REQUIREMENTS

Principal	Number of Parking Spaces
COMMERCIAL, BUSINESS, AND OFFICE USES	
D. Restaurant, cafeteria, lunch counter, or dining room open to the public, including those in a hotel, retain <u>retail</u> ² store, or another facility not intended or used for public assembly	2 1 parking spaces per 5 <u>4</u> seats design or rated capacity, in addition to off-street parking required for the hotel or other uses. Drive-in or take-out service shall provide 1 additional parking space per 250 <u>1,000</u> square feet of <u>net</u> floor area of such eating establishment. The Special Permit required for an eating establishment may include modifications of these requirements based on the specifics of each case.
E. Testing or research laboratory or research facility not open to general public and not included in or accessory to manufacturing or production	1 parking space per 300 <u>500</u> square feet <u>net</u> floor area.
F. Funeral homes	2 parking spaces per 5 persons or seats of rated capacity of all rooms available for funeral services and related public functions.; but not less than 12 parking spaces.
G. Club, recreational, amusement, athletic, sports, or exercise facility with participatory activities shall provide parking spaces equal to the sum of the following:	(1) 1/2 the number of participants, players, members, exercise equipment users, etc., at full use of the facilities design capacity, courts, or equipment.
	(2) Where space for spectators is provided: 1/3 the spectator design or actual seating capacity, indoors and outdoors. Where the seating is not fixed and comprises folding chairs or similar accommodations, and there is no maximum occupancy figure, the capacity shall be assumed at 1 seat per 20 square feet of floor or outdoor area available for viewer or spectator seating.
	(3) If the club or other facility includes 1 or more dining rooms or other eating establishments, additional parking shall be provided in accordance with Subsection D above, except that combined spectator and restaurant seats shall be counted to satisfy both requirements simultaneously.

7 ARTICLE SEVEN: ZONING BYLAW AMENDMENT - PARKING REQUIREMENTS

Principal	Number of Parking Spaces
COMMERCIAL, BUSINESS, AND OFFICE USES	
H. Self-storage facilities	8 1 parking spaces plus 2 additional spaces for each 10,000 square feet of net floor area, or fraction thereof over the first 20,000 square feet.
I. Theater, motion picture theater, public assembly hall, auditorium, <u>religious use</u> or function hall for large public gatherings, whether as a separate facility or as part of an institution	1 parking space per 3 <u>4</u> seats design or actual seating capacity, and, in the absence of permanent seating or permitted occupancy capacity, 1 parking space per 20 <u>10,000</u> square feet of net floor area for public gatherings. Provided, however, that if the Planning Board makes a finding that sufficient parking has otherwise been provided at a hotel complex, the Planning Board may reduce the requirements under this subsection for such areas within said hotel complex to not less than 1 parking space per 6 seats design or actual seating capacity or permitted occupancy capacity. The Planning Board shall make detailed written findings supporting any such reduction under this subsection.
J. Bowling Alleys	5 1 parking spaces per lane.
K. Home Occupation	1 parking space for each person providing paid services who is not a resident of the premises.
INSTITUTIONAL USES	
A. Day Care Center	1 space for every teacher and employee, 1 space for visitors, plus 1 space for every <u>6 students</u> children based on the largest enrollment on site at any given time; the Planning Board may allow a reduction in the number of required parking spaces for the purpose of improving site utilization, but not to increase permitted enrollment if the number of spaces provided is adequate to provide 1 space for every teacher and employee, and to support, without detriment to the neighborhood, drop-off and pick-up areas for the maximum number of children arriving and departing the facility at any 1 time in accordance with a parking and traffic management plan approved by the Planning Board.

7 ARTICLE SEVEN: ZONING BYLAW AMENDMENT - PARKING REQUIREMENTS

Principal	Number of Parking Spaces
B. Elementary and Middle Schools, and other educational institutions for children under 16 years of age	1 parking space per 16 children design or licensed capacity., but not less than 5 spaces.
C. High Schools, colleges, vocational schools, and other educational institutions for persons over 16 years of age <u>or older</u>	1 parking space per 2 8 students design or licensed capacity., provided that, if it can be shown that the students are trainees shall not or cannot drive and will require no parking, now or in the future, the standards of paragraph n.3 above shall apply.
D. Civic and veterans organizations, libraries, museums, public utilities buildings, religious and social organizations	1 parking space per 400 500 square feet <u>net</u> floor area., except that for meeting rooms, auditoriums, places of worship, assembly halls, and the like, parking spaces in accordance with Subsection G under "Commercial, Business and Office Uses" above shall be provided; and for restaurants or cafeterias, dining rooms, or other food service facilities, spaces shall be provided as called for respectively in Subsection D under "Commercial, Business and Office Uses" and Subsection C under "Residential and Residential Care Uses" above. Where the use of assembly, food service, or living facilities shall be limited exclusively to members, occupants, students and staff of such institutions and never leased or made available to outsiders or the general public, only the parking spaces needed to satisfy the requirements of the 1 use calling for the highest number of such spaces shall be provided.
E. Substance Abuse Treatment Center	5 1 parking spaces for each practicing professional, plus 1 additional space per 500 1,000 square feet <u>net</u> floor area.
AUTOMOTIVE AND RELATED USES	
A. Service stations and repair <u>Repair</u> garages, including self-service or split island filling stations, body and paint shops, and car washes	5 parking spaces arranged so as not to interfere with access to pumps and service or repair facilities, plus 3 additional spaces per-bay or garage door. Where the number of bays or repair/service facility entrances cannot be determined, 1 additional space per 250 square feet floor area shall be provided instead.

7 ARTICLE SEVEN: ZONING BYLAW AMENDMENT - PARKING REQUIREMENTS

B. Car, truck, trailer, tractor, or other vehicle on wheels or treads, including snow or all-terrain vehicles and construction machinery, or boat sales	1 parking space per 500 square feet <u>net</u> area, indoors or outdoors, used, designed, or available for sales, offices, storage, servicing, or repair. No part of the designated indoor or outdoor parking area shall be used for the display or storage of vehicles to be sold, displayed, serviced, or repaired.
C. Transportation terminals, passenger stations, park-and-ride lots, and similar facilities designed for parking as the principal use	The number of off-street parking spaces shall be based on long-range projection of expected demand. Any part of the parking lot not initially needed shall be landscaped, to be paved when parking demand requires it.
INDUSTRIAL AND WAREHOUSE USES	
A. Manufacture, processing, assembly, testing, research and development, including the customary accessory uses, but no on-site sales	1 parking space per 500 <u>1,000</u> square feet <u>net</u> floor area, but at least 5 parking spaces.
B. Warehouse, storage, and distribution of transshipment as the principal use, which may include customary office and repackaging accessory uses, such as mail order or wholesale, but no on-site retail sales, servicing, or other uses listed in Subsection A above:	1 parking space per 1,000 square feet <u>net</u> floor area, but at least 5 spaces. Where outdoor storage is allowed, 1 additional parking space shall be provided for every 2,000 square feet of outdoor storage area. Separate additional parking shall be provided for trucks, vans, and other fleet vehicles and material handling equipment based on site.
C. Contractors, yards, lumber yards, bulk sales of fuel (tank farms) or building materials, utility company or public utility materials and equipment storage, and similar uses requiring large spaces for indoor or outdoor storage of trucks, special purpose vehicles, equipment, and materials:	1 parking space per 500 <u>1,000</u> square feet <u>net</u> floor area, plus 1 parking space per 500 square feet of outdoor storage of materials and commodities, in addition to off-street screened parking for fleet trucks, vans, and special purpose vehicles or equipment based on site.
D. Brewery, Distillery, or Winery with Tasting Room	1 parking space per 500 <u>1,000</u> square feet <u>net</u> floor area, but at least 5 parking spaces. 1 parking space per 200 square feet when there is a tasting room.

or take any other action relative thereto. **Referred to Planning Board for study and report.**

7 **ARTICLE SEVEN: ZONING BYLAW AMENDMENT - PARKING REQUIREMENTS**

Voted

The Planning Board held the required public hearing regarding Article 7 on October 8, 2025. On October 22, 2025, the Planning Board voted unanimously (5-0) to recommend approval to Town Meeting.

AS DECLARED BY THE MODERATOR A 2/3RD VOTE

ELECTRONIC VOTING RESULTS

- YES = 171
- NO = 41

8

ARTICLE EIGHT: ZONING BYLAW AMENDMENT - BUILDING AND LOT COVERAGE CLARIFICATION

Sponsor: Planning Board

Article Language: To see if the Town will vote to amend the Dedham Zoning By-Laws, Chapter 280 of the Town Code, to regulate lot and building coverage, by deleting the ~~strikethrough~~ text and inserting the underlined text, as follows:

1. Amend Section 10.1 (Definitions) by inserting the language in underline, as follows:

BUILDING COVERAGE

The maximum horizontal area, expressed as a percentage of total lot area, occupied by all structures and excluding paved, pervious or landscaped ground level surfaces.

LOT COVERAGE

The maximum horizontal area, expressed as a percentage of total lot area, occupied by all structures, paved and gravel parking areas, driveways, loading areas, and other impervious surfaces.

2. Amend Table 2 (Table of Dimensional Requirements) by deleting the text shown in ~~strikethrough~~ and inserting the language in underline, as follows:

	SRA	SRB	GR	LMA/LM	HB	LB	GB	CB
				RDO/AP				
Maximum Lot <u>Building</u> Coverage (%)	30	30	30	50	40	80	80	80

FOOTNOTES TO TABLE OF DIMENSIONAL REQUIREMENTS

*8. ~~Lot coverage applies to buildings and structures, and not to paved ground level surfaces~~
Reserved for future use.

3. Amend Section 6.2 (Hospitals and Related Facilities) by deleting the ~~strikethrough~~ language and inserting the language in underline, as follows:

C. Dimensional regulations. The following dimensional regulations shall apply

(3) Maximum Building ~~Lot~~ Coverage: 15%.

4. Amend Section 7.5 (Assisted Living Facilities) by deleting the text shown in ~~strikethrough~~ and inserting the language in underline, as follows:

Table 6 - Assisted Living Dimensional Requirements	
Maximum Lot <u>Building</u> Coverage	15%

5. Amend Section 280-7.6 (Senior Campus District Facilities - Table 7) by deleting the text shown in ~~strikethrough~~ and inserting the language in underline, as follows:

8

ARTICLE EIGHT: ZONING BYLAW AMENDMENT - BUILDING AND LOT COVERAGE CLARIFICATION

Table 7				
Table of Dimensional Requirements - Senior Campus Housing District.				
Use:	Assisted Living Residence	Nursing or Convalescent Home/Hospital	Senior Supportive Housing	Educational or Religious Institutional Use/Charitable or Philanthropic Institutional Use/Child Care Facility
Maximum Lot Building Coverage (%)	15	15	15	30

Or take any other action relative thereto. **Referred to Planning Board for study and report.**

Voted

The Planning Board held the required public hearing regarding Article 8 on October 8, 2025. On October 22, 2025, the Planning Board voted unanimously (5-0) to recommend approval to Town Meeting.

AS DECLARED BY THE MODERATOR A 2/3RD VOTE

ELECTRONIC VOTING RESULTS

- YES = 189
- NO = 5

9 ARTICLE NINE: ZONING BYLAW AMENDMENT - LANDSCAPING REQUIREMENTS

Sponsor: Planning Board

Article Language: To see if the Town will vote to amend the Dedham Zoning By-Laws, Section 280-5.2 (Landscaping), by deleting the ~~striketrough~~ text and inserting the underlined text, as follows:

A. Purpose. It is the intention of this Bylaw to ensure that landscaping is an integral component of site design:

- (1) To enhance the visual appearance and character of the built environment through the use of vegetated landscaping;
- (2) To reduce the visual impact of parking areas, buildings, and paved surfaces on abutting properties and public ways;
- (3) To encourage the use of vegetated landscaping practices that incorporate stormwater best management practices, including but not limited to vegetated buffers, infiltration areas, and shade tree coverage;
- (4) To promote environmental sustainability by supporting biodiversity, reducing heat island effects, and improving air and water quality;
- (5) To support the health, safety, and general welfare of the public through the thoughtful integration of natural elements in site development.

A. B. Applicability.

(1) The requirements of this subsection shall apply to any proposed outdoor parking lot for 10 or more parking spaces and to any alteration of an existing parking lot which will contain 10 or more spaces. However, a lot of any size abutting a parcel used for residential purposes shall provide a minimum of a five-foot landscaped buffer strip, or other type of screening as determined by the Board, along all property lines of such parking lot abutting the residential use. The Planning Board acting through Site Plan Approval may require additional buffer. ~~The specific requirements and standards for landscaping is within Site Plan Approval Design Manual as most recently amended.~~

(2) Existing parking lots covered by § 280-5.1 may proportionally reduce the requirements of this subsection to the ratio of the existing unbuilt-upon space to the space needed to meet the requirements of this Section; or take any action relative thereto.

C. Maximum lot coverage.

- (1) In Research Development and Office (RDO) zoning districts, the maximum allowable lot coverage shall be 60% of the total lot area.
- (2) In Highway Business (HB) zoning districts, the maximum allowable lot coverage shall be 70% of the total lot area.
- (3) In Limited Manufacturing A (LMA) zoning districts, the maximum allowable lot coverage shall be 60% of the total lot area.

Any project subject to Zoning Bylaw § 280 9.5 (Site Plan Review) shall include a lot coverage calculation, expressed as both square footage and percentage of total lot area, to demonstrate compliance.



ARTICLE NINE: ZONING BYLAW AMENDMENT - LANDSCAPING REQUIREMENTS

~~C.~~ D. Landscaped areas.

(1) Frontage strip. Only landscaping shall be allowed in the landscaped buffer zone which extends across the entire frontage of the lot on a street or highway and for a depth of 20 feet in the Highway Business and Research Development and Office districts, and five feet in the Local Business, General Business, and Limited Manufacturing districts, or of the required minimum front yard, whichever is less. Any commercial, industrial, institutional, or other nonresidential use located in a residential district shall provide a landscaped buffer zone of 20 feet in Single Residence A districts, 10 feet in Single Residence B districts, and five feet in General Residence districts. Existing healthy trees and shrubs shall be preserved within this landscaped buffer zone and planted to supplement and not prevent existing vegetation from surviving. Shrubs shall be planted between each two trees. ~~The specific requirements and standards for landscaping are within Site Plan Approval Design Manual as most recently amended.~~

(2) Lot interior. Trees and shrubs shall also be preserved or planted in the interior of the parking lot (defined as the space enclosing the parking spaces, maneuvering areas, and aisles) so that such landscaped space shall comprise not less than 15% of the paved parking area. This interior landscaped area shall not include the landscaping provided in the frontage strip. Trees and shrubs shall be planted near the middle of rows of parking spaces extending more than 180 feet and to separate parts of the parking lot, and shrubs shall be planted in the landscaped rounding between the end of a row of parking and the curved wedge-shaped spaces or narrow strips not large enough for a tree. The interval between trees shall not be more than 25 feet, and the distance from a tree to the paved area shall be at least five feet. The distance from a shrub or other vegetation to a paved area shall be at least two feet. Landscaping that is less than two feet from the paved area shall not block the line of sight. Other unpaved areas on the lot shall be suitably landscaped with trees, grass, hedges, occasional trees, and flower beds or benches and ornamental structures. ~~The specific requirements and standards for landscaping are within Site Plan Approval Design Manual as most recently amended.~~

~~D.~~ E. Planting requirements. Screening by trees, especially evergreens, and shrubs shall be provided between parking lots and residential areas, highways or streets, and buildings on abutting lots, as specified herein. Trees to be planted shall have a minimum height of 12 feet and a minimum diameter of three inches at four feet height at the time of planting, and shall be planted in one cubic yard of loam, wrapped and guyed to facilitate survival. They shall be of species characterized by rapid growth, hardiness, and suitable for New England climate. Shrubs to be planted shall be of at least five gallon size, and suitable for the purpose of visual screening.

E. ~~E.~~ Seasonal planting waiver. Landscaping may be delayed due to seasonal changes with the approval of the zoning enforcement officer for up to six months from the date of issuance of a building permit. A temporary occupancy permit may be issued if the record owner of the property upon which the landscaping is to be completed posts a bond or other acceptable security with the Town Treasurer, such bond to be in the amount of one-and-a-half times the estimated cost of such delayed landscaping construction, as indicated on the approved parking or site plan. Upon completion of all landscaping, substantially in accordance with the approved plan, the zoning enforcement officer shall authorize in writing the release of said security and shall issue a permanent occupancy permit. The owner shall be responsible for the continued vitality of landscaped areas.

9 ARTICLE NINE: ZONING BYLAW AMENDMENT - LANDSCAPING REQUIREMENTS

F: G. Waiver of landscaping, lot coverage, and planting requirements. Where soil conditions, lot shape, topography, architectural or structural conditions make literal compliance with the terms of this § 280-5.2 impracticable or infeasible, the Planning Board may approve a site plan showing alternative means of complying with the objectives of this § 280-5.2 and may allow the use of ground cover and ornamental screening or buffers, as long as such action is in the public interest and not inconsistent with the intent and purpose of this § 280-5.2. In these instances, the Planning Board shall make detailed written findings of:

(1) Those specific conditions that render literal compliance with the terms of this § 280-5.2 impracticable or infeasible;

(2) The specific nature of alternative means of complying with the terms of this § 280-5.2; and

Or take any other action relative thereto. **Referred to Planning Board for study and report.**

Voted

That it be so voted.

AS DECLARED BY THE MODERATOR A 2/3RD VOTE

ELECTRONIC VOTING RESULTS

- YES = 209
- NO = 8

10 ARTICLE TEN: ZONING BYLAW AMENDMENT - SITE PLAN REVIEW REQUIREMENTS

Sponsor: Planning Board

Article Language: To see if the Town will vote to amend the Dedham Zoning By-Laws, Section 280-9.5 (Site plan review), by deleting the ~~strike through~~ text and inserting the underlined text, as follows:

D. Application. The applicant, who shall be the owner of the building, or a prospective purchaser under a binding purchase-and-sale agreement, or a lessee having the authority to make the modifications and to comply with the conditions which may be imposed by the Planning Board, shall submit a completed application, processing and review fees, a plan or plans, all as set forth in the rules and regulations of the Planning Board. The plan shall show the following information:

(5) ~~Parking spaces and aisles or driveways.~~ Location of all compact, standard, accessible parking spaces and related signage; location of all aisles and driveways.

(28) Information required to determine compliance with parking requirements shall be shown on the plan in a tabular form, including lot area, lot coverage, building coverage, floor area ratio (FAR), and the existing and the proposed total floor area and floor areas dedicated to various uses, the parking spaces required for each principal use, the numbers of existing and proposed parking spaces, and the maximum legal occupancy, where required.

Or take any other action relative thereto. **Referred to Planning Board for study and report.**

Voted

That it be so voted.

AS DECLARED BY THE MODERATOR A 2/3RD VOTE

11 ARTICLE ELEVEN: ZONING BYLAW AMENDMENT - SPLIT-LOT ZONING CLARIFICATION

Sponsor: Planning Board

Article Language: To see if the Town will vote to amend the Dedham Zoning By-Laws, by replacing Section 280-2.1(D.)(3), Types of Districts, in its entirety, as follows:

Where a zoning district boundary divides a lot or where a lot is located in more than one zoning district, the use and dimensional provisions applicable to the zoning district in which the lot has frontage may apply to the entire lot.

Or take any other action relative thereto. **Referred to Planning Board for study and report.**

Voted

That it be so voted.

AS DECLARED BY THE MODERATOR A 2/3RD VOTE

12 ARTICLE TWELVE: ZONING BYLAW AMENDMENT - MIXED-USE DEVELOPMENT MORATORIUM REMOVAL

Sponsor: Planning Board

Article Language: To see if the Town will vote to amend the Dedham Zoning By-laws, Article VII, Special Residential Regulations, by deleting in its entirety §280-7.4(f), Moratorium, which text is shown below in strikethrough:

~~F. Moratorium:~~

~~[Added 5-20-2019 ATM by Art. 19]~~

~~(1) Purpose:~~

~~(a) The Town amended the Zoning Bylaw in 2004 to include regulation of mixed use developments. Since that time, multiple mixed-use projects-buildings have been approved and built with residential apartments over commercial spaces.~~

~~(b) The continuing high demand for mixed-use developments, including development of commercial space and apartments and condominiums, raises novel legal, planning, economic, and public safety issues and creates a need to review the current regulation of this use. The Town needs time to consider and study the future implications and impact of mixed use developments upon the Town as a whole, as well as the consistency of the already completed mixed-use developments with the Town's current and future development and housing goals. Imposition of a temporary moratorium on mixed use developments will allow sufficient time to simultaneously assess the challenges and successes of existing mixed-use projects, determine consistency of additional mixed-use development with the Town's overall development and housing goals, and, further, determine whether refinements or modifications of the mixed-use zoning bylaw could better align the Bylaw with the Town's future economic and housing goals.~~

~~(2) Temporary moratorium. For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a Temporary Moratorium on issuance of special permits for the use of land or structures for mixed use developments. The moratorium shall be in effect through November 30, 2019 or the date on which the Town adopts amendments to the Zoning Bylaw concerning Mixed Use Development, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to study, review, analyze and address whether any revisions the Zoning Bylaw relative to Mixed Use Development are needed or desirable to provide for mixed use development consistent with the Town's future general planning goals for economic development and housing.~~

Or take any other action relative thereto. **Referred to Planning Board for study and report.**

Voted

That it be so voted.

AS DECLARED BY THE MODERATOR A 2/3RD VOTE

13 ARTICLE THIRTEEN: ZONING BYLAW AMENDMENT - USE TABLES FOOTNOTE REMOVAL

Sponsor: Wm. Shaw McDermott, Hope McDermott, Paul Reynolds, Bethany Gauthier, Allie Castino, and Robin Gold as Town Meeting Representatives, and resident Michael Butler

Article Language: To see if the Town will amend the Dedham Zoning By-Law by deleting the second sentence of footnote 17 of PC in the relevant Use Tables of the Dedham Zoning By-Law, as illustrated by the deletion requested as follows:

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.**

Voted

To recommend indefinite postponement.

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

ELECTRONIC VOTING RESULTS

- YES = 163
- NO = 57

14 ARTICLE FOURTEEN: DESIGN REVIEW BOARD TIMELINE ADJUSTMENTS

Sponsor: Planning Director

Article Language: To see if the Town will vote to amend the Dedham Sign Code, (Section 237-8), by deleting the ~~strike through~~ text and inserting the underlined text, as follows:

D. DRAB shall decide the waiver request within ~~60~~ 35 days from the date of filing and shall file a written decision on such request within 14 days of the date of the decision. Failure by DRAB to file its written decision within the time required shall be deemed an approval of the waiver request. The required time for said decision and filing may be extended by written agreement between the applicant and DRAB.

E. DRAB may by an affirmative vote of ~~four~~ three of its members grant waivers from the provisions of this chapter, subject to the criteria in this chapter.

or take any other action relative thereto. **Referred to Bylaw Review Committee and Finance and Warrant Committee for study and report.**

Voted

That it be so voted.

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

15 ARTICLE FIFTEEN: GENERAL BYLAW AMENDMENTS - DECENNIAL BYLAW REVIEW

Sponsor: Select Board at the request of the Decennial Bylaw Review Committee

Article Language: To see if the Town will vote to amend the Town of Dedham General By-laws, as recommended by the Decennial By-law Review Committee, by making non-substantive, ministerial amendments thereto, including correction of grammar and punctuation, enhancing readability, minor reformatting, rendering certain terms internally consistent and/or consistent with the Town Charter, eliminating gendered, obsolete and transitional language, inserting a general severability clause and deleting such clauses in various by-laws; all as set forth in more detail in a document entitled, "Article 14 – Recommendations of the Decennial By-law Review Committee – General By-law Amendments", on file in the office of the Town Clerk and available on the Town's website at <http://www.dedham-ma.gov>, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

Voted

That it be so voted.

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

16 ARTICLE SIXTEEN: GENERAL BYLAW AMENDMENTS - DECENNIAL BYLAW REVIEW

Sponsor: Select Board at the request of the Decennial Bylaw Review Committee

Article Language: To see if the Town will vote to amend the Town of Dedham General By-laws, as recommended by the Decennial Bylaw Review Committee, by making minor substantive revisions, including but not limited to: (1) following consultation with the Police Chief, clarifying that paid details are first offered to full-time Dedham Police Officers and deleting by-laws addressing action already addressed and prohibited by state law generally, many of which are better addressed through criminal prosecution, including but not limited to: disorderly conduct, defacing or destroying lawful notice; discharging of fireworks, indecent exposure, public consumption, evading taxi fares, loitering, obstruction of or bonfires in public ways, violations of heavy commercial vehicles bans, and release of impounded cars following arrest for a charge of driving under the influence; (2) making provisions concerning violations of laws addressing parking for the disabled consistent with state law; (3) imposing a penalty of \$300/day for retailers who violate their approved hours of operation and for persons who violate requirements for securing street opening permits or permits for construction of access ways on public ways, or for discharging groundwater onto public ways or sidewalks that would create hazardous or icy conditions; and (4) clarifying that projectiles cannot be discharged for the purpose of harming a person or property and that vehicles cannot be abandoned on Town property or in the public way; all as set forth in more detail in a document entitled, "Article 14 – Recommendations of the Decennial By-law Review Committee - General By-law Amendments", on file in the office of the Town Clerk and available on the Town's website at <http://www.dedham-ma.gov>, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

Voted

That it be so voted.

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

17 ARTICLE SEVENTEEN: DOG LICENSE FEE WAIVER

Sponsor: Town Clerk

Article Language: To see if the Town will vote to accept the provision of G.L. c. 140, §139(c), allowing the Town to waive the license fee for a dog owned by a person aged 70 or older, or take any other action relative thereto. **Referred to Finance and Warrant Committee for study and report.**

Voted

That it be indefinitely postponed.

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

18 **ARTICLE EIGHTEEN: MUNICIPAL DECARBONIZATION BY 2050**

Sponsor: Town Manager at the request of the Sustainability Advisory Committee

Article Language: To see if the Town will vote to commit to Municipal Decarbonization (defined as the elimination of all on site burning of fossil fuels in municipal buildings and vehicles) by 2050 in accordance with state climate goals or take any other action thereto.

WHEREAS, the reliance on fossil fuels in Massachusetts poses significant threats to environmental health by polluting air and water and exacerbating climate change impacts; and

WHEREAS, communities across Massachusetts are already experiencing adverse effects attributable to global climate change; and

WHEREAS, the predominant cause of climate change remains the combustion of fossil fuels; and WHEREAS, Massachusetts has historically been at the forefront of combating climate change; WHEREAS, the Massachusetts Clean Energy and Climate Plan for 2050 underscores the imperative for state agencies and local governments to spearhead the transition towards clean energy;

WHEREAS, the Massachusetts Energy and Climate Plan for 2050 establishes a target of achieving 100% net-zero greenhouse gas emissions from fossil fuel combustion in municipal operations by 2050;

WHEREAS, the Massachusetts Clean Energy and Climate Plan for 2050 sets forth the ambition of achieving Net Zero greenhouse gas emissions by 2050, wherein emissions are balanced by removal efforts;

WHEREAS, Dedham has the potential to transition to 100% clean, renewable energy sources while simultaneously enhancing energy efficiency, promoting conservation measures, and electrifying transportation, heating, and water systems;

WHEREAS, the establishment of a Net Zero Carbon Energy goal by 2050 will drive the adoption of cleaner energy sources, bolster energy efficiency and resilience, and mitigate adverse impacts associated with fossil fuel dependency;

Be It Resolved, that the members of Dedham Town Meeting call on Town government to commit to a climate mobilization effort, with appropriate support from the state and federal governments, to bring municipal net carbon emissions to zero as quickly as possible, with a target date of 2050.

Referred to Finance and Warrant Committee for study and report.

Voted

That it be so voted.

AS DECLARED BY THE MODERATOR A MAJORITY VOTE

ELECTRONIC VOTING RESULTS

- YES = 154
- NO = 59

TOWN MEETING WAS ADJOURNED AT 10:10 PM.