



# TOWN OF DEDHAM

## MEETING NOTICE

POSTED:

TOWN CLERK

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. Ch. 30A, SECTION 20 AS AMENDED.

<b>Board or Committee:</b>	Planning Board
<b>Location:</b>	<p><b><u>Dedham Town Hall</u></b>            450 Washington Street            O'Brien Meeting Room, 3<sup>rd</sup> Floor</p> <p><b><u>Watch on Dedham TV</u></b>            Visit <a href="http://www.dedhamtv.com">www.dedhamtv.com</a> to watch online or find your local TV channels</p> <p><b><u>Comments/Questions/Technical Assistance</u></b>  <a href="mailto:rosenberg@dedhamma.gov">rosenberg@dedhamma.gov</a>            781-751-9240</p>
<b>Day, Date, Time:</b>	Wednesday, March 11, 2026, 6:00 p.m.
<b>Meeting Documents:</b>	<a href="https://bit.ly/PBMeetingMarch112026">bit.ly/PBMeetingMarch112026</a>
<b>Submitted by:</b>	Jayson Schultz

## AGENDA

<b>6:00 p.m.</b>	<b>Pledge of Allegiance</b>
	<b>Public Comment</b>
	<p><b>Planning Board Associate Member Interview</b>            Candidate interview and/or appointment for Associate Member role.</p>
<b>6:00 p.m.</b>	<p><b>Public Hearing</b>  <b>359 Washington Street — 355-359 Washington Street LLC</b>            Requesting Special Permits for a Mixed-Use Development, a Special Permit for a use of 10 ft. of a Single Residence B District for residential parking, associated waivers, and Major Site Plan Review to construct a four (4) story mixed use building with 14 condominium units, +/- 2,183 sq. ft. of commercial space and 16 off-street parking spaces. The subject property is located at 359 Washington Street, Dedham MA, Assessors Map/Lot 92/45, and is located within the Central Business District and Single Residence B Zoning Districts. <i>Dedham Zoning By-Law Sections 280-2.1, 5.1, 5.2, 7.4, 9.2, 9.3, 10, Table 1, Table 2 and Table 3. Representative: Keith P. Hampe, Esq.</i></p>
	<p><b>725 Providence Highway – Federal Realty Investment Trust</b>            Review and/or approval of Certificate of Action (COA) for Minor Site Plan Review for proposed +/- 3,592 sq. ft. stand-alone restaurant. <i>Attorney Keith P. Hampe, Esq.; Staff: Jayson Schultz, Senior Planner</i></p>

	<p><b>25 Allied Drive — P-LR-5A, L.P</b>  Approval of Certificate of Action (COA) for a Mixed-Use Development Project, work within a Flood Plain Overlay District, and Minor Site Plan Review for conversion of existing 267-room hotel to a horizontal mixed-use building of 160 dwelling units. <i>Representative: Keith P. Hampe, Esq.; Staff: Jayson Schultz, Senior Planner</i></p>
	<p><b>Rocky Ridge — Rockmount, LLC</b>  Request for covenant release of Lot 1 and Certificate of Compliance for a definitive subdivision approved by the Planning Board on January 24, 2024. <i>Staff: Jayson Schultz, Senior Planner</i></p>
	<p><b>300 Providence Highway – Dedham R2G Owner LLC</b>  Request for a Certificate of Compliance for Total Wine. <i>Staff: Jayson Schultz, Senior Planner</i></p>
	<p><b>235 Elm Street — Elm Street EV Charging 1, LLC (Request for 60-day continuance)</b>  Minor Site Plan Review (Insignificant Modification) for proposed installation of six (6) EV chargers and 12 designated parking spaces for EV charging. <i>Staff: Jayson Schultz, Senior Planner</i></p>
	<p><b>Planning Director Updates</b>  Updated of recently approved/future projects and current/upcoming planning projects. <i>Staff: Jeremy Rosenberger, Planning Director</i></p>
	<p><b>Old/New Business</b>  <i>This item is included to acknowledge that there may be matters not anticipated by the Chair that could be raised during the meeting by other members of the Committee/Board, by staff, or by the public.</i></p>