**TOWN OF DEDHAM**

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**Design Review Advisory Board**

John Haven, RLA, ASLA, Chair

Bryce Gibson, Vice Chair

Steven Davey

Christine Perec

**COMMONWEALTH OF MASSACHUSETTS**



**DESIGN REVIEW ADVISORY BOARD**

**MINUTES**

**Tuesday, October 16, 2018, 7:00 p.m., Lower Conference Room**

**Present:** John Haven, RLA, ASLA, Chair

 Bryce Gibson, Vice Chair

 Christine Perec

Mr. John Haven called the meeting to order at 7:00 p.m. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office. Mr. Steve Davey was not present.

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| **Applicant:** |  | **Town of Dedham Parks and Recreation Department** |
| **Project Address:** |   | **351 East Street, Dedham, MA/ Gonzalez Field** |
| **Property Owner/Address:** |  | Town of Dedham  |
| **Materials Submitted:** |  | * DRAB Application
* Planning Board approved plan of Gonzalez Field from 2/1/2017
* Snack Shack Site Plans from McKay Architects dated 8/16/2018
* Letter from Planning Board approving Snack Shack dated September 28, 2018
 |
| **Representative:**  |  | Robert Stanley, Parks and Recreation Department  |

Sal Ledder of Parks and Recreation, Giorgio Petruziello of Supreme Development, and Robert Stanley, Director of Parks and Recreation, were in attendance for the project. Bob Stanley explained that a concession stand had originally been designated in a pre-determined location at Gonzalez Field and had been approved by the Planning Board. This stand (a.k.a. Snack Shack) was to have two bathroom facilities in addition to a kitchen.

The Board asked if there was to be lighting at the site, and the answer was no. It was then asked if there were to be any signs on the Snack Shack, or for the bathrooms, and the answer was no for both. Mr. Haven asked about the painted product and Sal Leddar answered that because the area used to be an abandoned railroad yard, they had decided to paint the shack much like a Barnyard/Railroad the same way it is done at Edaville Railroad. The Shack would be brick red with white trim to mimic an old time railroad station. The roof would be asphalt shingles.

Mr. Gibson asked if there would be an awning to provide coverage during a storm, and it was answered that no awning was currently planned because there was already a 2-3 foot overhang. It was asked if they would ever do lighting, and it was answered by Giogio Petruziello that it depends on the budget. Christine Perec wished to address the lighting in more detail, and it was explained that there was sufficient lighting already at the field from the walking trail, and the sports lights. These lights were left on from dusk to dawn. It is also an elevated area and would face away from any residences, therefore it could only be seen from the Providnece Highway side. Mr. Gibson asked about trash cans, and it was explained they were to be housed inside the structure.

As there were no further questions from the Board, and no one from the public was in attendance to speak on the project, a motion was made by Bryce Gibson to approve the project as it was presented. The motion was seconded by Christine Perec, all voted in favor. Unanimous vote in favor 3-0.

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| **Applicant:** |  | **Hess Retail Stores, LLC/ Speedway Gas Station**  |
| **Project Address:** |   | **367 Bridge Street, Dedham, MA** |
| **Property Owner/Address:** |  | Hess Retail Stores, LLC  |
| **Materials Submitted:** |  | * DRAB Application
* Picture of proposed digital sign
* Pictures of existing signs at property
* Specs drawing of new signage
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| **Representative:**  |  | Heather Hopkins Dudko of Hazel Wood Hopkins Signs  |

Heather Hopkins Dudko from Hazel Wood Hopkins Signs was in attendance for Hess Retail. She explained that Hess Retail Stores, LLC d.b.a. Speedway would like to remove the existing 32 square foot manual pricing board (gas prices) and replace it with a digital pricing board of the exact same size, in the existing cabinet. There would not be any flashing, or moving signs, and the price would only change once per a day. The by-law had changed to state that a digital sign could not change more than eight times a day, and in this case the gas price was only expected to change once a day, which was well within the regulations.

As there were no further questions from the Board, and no one from the public was in attendance to speak on the project, Bryce Gibson made a motion to approve the new digital sign as proposed, within the original cabinet at the same size. Christine Perec seconded the motion, and all were in favor. Unanimous vote in favor 3-0.

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| **Applicant:** |  | **OCW Retail / Dedham Mall**  |
| **Project Address:** |   | **150-370 Providence Highway, Dedham, MA** |
| **Property Owner/Address:** |  | 800 Boylston Street, Boston, MA  |
| **Materials Submitted:** |  | * Wayfinding/Pylon Location Plan dated July 20, 2018
* Drawings/Graphics of proposed signs (8 sheets) dated February 3, 2017 by Sign Designs, Inc.
* Dedham Mall Sign Listing (as of 10-19-11)
* Completed application
* Check for fee paid to Town of Dedham

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| **Representative:**  |  | Matt Joyce, The Wilder Companies  |

Representing the property was Matt Joyce of The Wilder Companies. Mr. Joyce explained the proposal to erect seven (7) “wayfinding” signs throughout the Dedham Mall property. Specifically, they proposed to replace four (4) signs which have been removed due to deterioration and add three (3) additional new signs. The purpose of these signs is to offer the traveling public directions internally within the Dedham Mall Property. The Applicant was requesting the Advisory Board support their request to the Zoning Board of Appeals for a waiver for sign permits. The new signs would be made with an automotive reflective material that holds up well.

Mr. Haven asked if the new signs would have any lighting, and the answer was no, since they were made with the reflective material, no lighting was necessary. Christine Perec asked for more clarification on the location of the signs, specifically #3 and #4. A discussion ensued regarding the #3 sign and if it would cause a backup at the stop sign. Mr. Joyce explained that #3 was an existing sign that was for passing vehicles, you would not stop there. There were also people coming from different directions into the stop bar that would utilize this sign.

Mr. Gibson mentioned the plantings in the rendering and asked if they would be added. Mr. Joyce explained that was just for the purposes of the renderings, however their intention was to upgrade the plantings when the signs were installed.

In terms of the square footage, they were under the amount allowed and therefore the new signs would be conforming.

As there were no further questions from the Board, and no one from the public was in attendance to speak on the project, a motion was made by Bryce Gibson to support the new signs as proposed to the Zoning Board of Appeals, Christine Perec seconded the motion and all were in favor. Unanimous in favor 3-0.

The topic of the next meeting came up. It was scheduled for November 7, 2018, however no new applications had been submitted by the deadline. The Board decided to cancel the November meeting. They will meet again on December 5, 2018.

Mr. Haven made a motion to adjourn the meeting at 7:30 p.m., the motion was seconded by Bryce Gibson, and all were in favor.