**TOWN OF DEDHAM**

**Design Review Advisory Board**

John C. Haven, RLA, ASLA, Chair

Bryce M. Gibson, Vice Chair

Steven R. Davey

Christine M. Perec

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**COMMONWEALTH OF MASSACHUSETTS**



**DESIGN REVIEW ADVISORY BOARD**

**MINUTES**

**Wednesday, January 9, 2019, 7:00 p.m., Lower Conference Room**

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

Bryce Gibson, Vice Chair

Steven Davey

Christine Perec

Call to order 7 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.

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| **Applicant:** |  | **Federal Realty, LLC** |
| **Project Address:** |  | **725 Providence Highway, Dedham, MA** |

David Webster was in attendance for Federal Realty, Dedham Plaza. He explained that they were proposing a new pylon sign at the back of Dedham Plaza on the Washington Street side, close to the intersection with Court Street. There were currently eight (8) tenants in this back area, and many of them did not have prominent signage. Mr. Webster showed poster board pictures of the renderings to the board members, and explained the sign materials would consist of a stone veneer base with a precap. He also mentioned that they were considering replacing the Washington Street portion of the sign to read Lowderbrook Crossing instead, to give more of a local flavor, however this had not been finalized yet. Mr. Haven asked if the sign became LowderBrook Crossing would Washington Street then come off? Mr. Webster said yes, it would replace it. Mr. Gibson asked about congruity of the materials being used. Mr. Webster said yes they would try to match the materials on the sign to those already used on the building. Mr. Haven then asked Jennifer Doherty, assistant, about the current status of the application with the Zoning Board of Appeals. Ms. Doherty explained that at the last ZBA meeting the Board had voted to continue the hearing to the next meeting date of January 16, 2019 as there were questions regarding the proposed location of the sign and its safety. Mr. Webster said the ZBA had asked for a site line survey which was currently being provided. Mr. Haven asked if the trees would remain and Mr. Webster said one would need to come down but the ones along the street would remain. Ms. Perec asked if they would be adding any additional landscaping, and he replied they would be adding some around the base of the sign to improve the aesthetics. Mr. Gibson asked Ms. Doherty for clarification as to the ZBA’s review of the application, specifically if they were deliberating on the size of the sign. Ms. Doherty explained the ZBA were only focusing on the safety of the sign location, and the setback distance, not the sign itself.

There was some further discussion as to how big the sign would be and that could change depending on the final name decision. Given the unkowns of the final name, and the location on the sign of the lettering it was decided that the applicant should submit final drawings to the board once they were decided upon, and the board could then vote on the final renderings.

Mr. Gibson made a motion to continue the application to the next meeting on February 6, 2019 once the new rendering was submitted. Mr. Davey seconded the motion, and all were in favor. The vote was unanimous in favor 4-0.

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| **Applicant:** |  | **John Fortin** |
| **Project Address:** |  | **573 High Street, Dedham, MA** |

Mr. John Fortin was in attendance to represent the application. He is the owner of the Rox Diner in West Roxbury, and also The Toast Office in Westwood. He explained that they would like to paint the brick and the painter at the sign company wanted to wait until the weather was moderate enough to perform the painting. Given that the weather was so unpredictable it was difficult to determine when this would commence. With his other locations he has learned that the word “Diner” was important to highlight. The plan was to paint all of the brick façade with a dark grey, the lettering to be a lighter grey and the “Grateful” lettering to be white. There is a drop shadow effect on the lettering, and there will be glass applications on the windows, but no film, they wish to keep the windows open and light. Mr. Fortin further explained that they really wanted to keep the common theme of the buildings in mind when choosing their design, and had opted for a look that fit in best with the neighborhood. Some discussion ensued as to outdoor furniture for sitting, planters, and window boxes.

Ms. Perec made a motion to approve the current design with the recommendation to lighten the word “Diner” and provide a sample of the brick paint to the administrative assistant. Mr. Gibson seconded the motion, and all were in favor. The vote was unanimous 4-0.

The board had one change to the minutes of December 5, 2018, to change the lighting sentence to Gooseneck lighting in the Thai Wellness Massage section. They voted to approve unanimously to approve the minutes with the one change, 4-0.

The board mentioned they had received the new Planning Director job description from the Town Manager, Jim Kern. They asked if the assistant could relay the message they would like to see language added indicating the Planner would oversee the Design Review Advisory Board.

Mention was also made that at the next meeting they would need to vote for a new Chairman. The meeting was adjourned at 7:55 p.m.