**TOWN OF DEDHAM**

**Design Review Advisory Board**

John C. Haven, RLA, ASLA, Chair

Bryce M. Gibson, Vice Chair

Steven R. Davey

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**v**

**COMMONWEALTH OF MASSACHUSETTS**



**DESIGN REVIEW ADVISORY BOARD**

**MINUTES**

**Wednesday, February 13, 2019, 7:00 p.m., Planning Board Office**

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

 Bryce Gibson, Vice Chair

 Steven Davey

 Christine Perec

The Chairman John Haven called the meeting to order at 7:05 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**  |

The application from Federal Realty, LLC had been continued from the last meeting. David Webster was not asked to be in attendance, but he had submitted drawings for the new plans as asked. Minutes from the previous meeting are incorporated here:

*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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Mr. Haven remarked that Federal Realty had done exactly what had been asked of them. The new drawings also indicated the sign would read “Lowder Brook Crossing” and would only be written across the top portion of the sign. These renderings and the location of the sign had been approved by the Zoning Board of Appeals at their January 16th meeting.

It was noted that they wished to make sure the composite wood on the sign would match the wood on the building, and that the stone veneer should do the same.

A motion was made by Mr. Gibson to approve the new sign on the condition that the composite wood and stone veneer would match that on the building. Mr. Davey seconded the motion, and all were in favor. Unaninimous 4-0.

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| **Applicant:** |  | **Hearing Life**  |
| **Project Address:** |   | **624 Washington Street, Dedham, MA**  |

Jennifer Doherty explained that the applicant had originally applied for the Design Review Approval but then it was discovered they fell under the “Sign Package” for Federal Realty and they did not need DRAB approval. However, the applicant’s represenetative from Sign World was originally going to present at the DRAB meeting as a courtesy last week. However since the meeting had been delayed she could no longer be in attendance.

The sign was a replacement as the name of the business had changed. The new sign for Hearing Life had been approved by Federal Realty.

A short discussion regarding sign packages ensued.

The Design Review Advisory Board needed to vote for new officers for the year 2019. Mr. Davey nominated Bryce Gibson as chairperson, the nomination was unanimously approved 4-0. Mr. Davey nominated Christine Perec for Vice Chair, and the nomination was unanimously approved 4-0. The Chairman for 2019 is Bryce Gibson, and the Vice Chairman for 2019 is Christine Perec.

The minutes for the January 9, 2019 meeting were approved unanimously 4-0.

The meeting was adjourned at 7:30 p.m.