**TOWN OF DEDHAM**

**Design Review Advisory Board**

Bryce M. Gibson, Chair

Christine M. Perec , Vice Chair

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**COMMONWEALTH OF MASSACHUSETTS**



**DESIGN REVIEW ADVISORY BOARD**

**MINUTES**

**Wednesday, May 1, 2019, Lower Conference Room, Town Hall**

**Present:** Bryce Gibson, Chair

Christine Perec, Vice Chair

Steven Davey

The Chairperson Bryce Gibson called the meeting to order at 7:00 pm. 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:** |  | **OCW Retail, LLC** |
| **Project Address:** |  | **150-370 Providence Highway, Dedham Mall** |

Representing were Attorney Peter Zahka, and from the Wilder Companies, the Senior Vice President Kelli Burke. Ms. Burke explained that Burlington Coat Factory would be leasing the space previously known as Toys R Us and Babies R Us. This evening they would not be addressing the signage, only the façade and lot changes. She explained the improvements, namely the removal of the portico, the creation of a bump out where the sign would eventually be, a brand new storefront with a slight shift change to the entranceway, and the ADA parking spaces in the parking lot. She supplied photos of the materials to be used and reviewed those. As to the opening, it will be slightly to the right of the previous door that existed for Toys R Us, and not as wide. The sidewalk in front of the façade will be redone but the curb line will not be moved. The total height of the pop up will be 34 feet, which is in scale with the current “At Home” store that peaks at 40 feet. Mr. Gibson had a question about the parking lot changes. Ms. Burke explained that the previous ADA spaces were not in compliance with current standards, and therefore they would be shifted one row over in order to now be in compliance. Mr. Gibson indicated the only reminder they had was to the height of the signage, it could not be above 25 feet, and Ms. Burke stated yes, they were aware of the zoning issue and would comply with that.

Mr. Davey made a motion to approve the façade as shown indicating that they would return for the signage at a later date. Ms. Perec seconded the motion, and all were in favor, unanimous (3-0).

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| **Applicant:** |  | **Highland Sprague Associates C/O First Highland** |
| **Project Address:** |  | **522 Sprague Street** |

Patrick Moby Welsh was in attendance representing First Highland Management. The existing property is a warehouse that is partially in Dedham and partially in Boston, one of the tenants, Massachusetts Department of Developmental Services has been located in the Boston portion of the warehouse but is moving to the Dedham side of the building, and they have requested more windows. The existing is mainly warehouse with office space. On the first floor we would add additional windows to the space, in the future on the mezzanine level, currently storage and mechanical space, but that is no longer needed so we would like to change that to additional office space. As per the drawings submitted, they would like to mirror what already exists for the windows. Mr. Davey asked if the vents that were there were for the mechanical tenant that was there? Mr. Welsh said yes, they had been and those would be changed to smaller mechanical vent systems that would no longer be seen.

Mr. Davey made a motion to approve the project as shown, and Ms. Perec seconded the motion. All were in favor, unanimous (3-0).

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| **Applicant:** |  | **Jordaan LLC** |
| **Project Address:** |  | **197 Milton Street** |

Attorney Peter Zahka was representing the applicant. Brian Dunn, the project engineer from MBLLand Development & Permitting, Corp. was also in attendance. The project had gone in front of the Zoning Board of Appeals already and was currently also planning to return to the Planning Board for minor site plan review. 17,000 sq. ft. Client wants to close the service bays and expand the area inside, pumps remain main building with two outlying buildings attached. The whole building would be non-automotive sales. The project engineer, Mr. Dunn explained the project in detail to the Design Review Board, specifically the landscaping areas and the curbing. The chairman, Mr. Gibson, clarified what per the rendering they were specifically looking at and what areas where under consideration by the Design Review Board. Mr. Gibson asked if there was an opportunity to put the landscaping bed up against the building, and Mr. Dunn explained there was unfortunately not space to do that. Samples of the materials were distributed to the Board for their examination. The signage for the property will stay as it exists and therefore does not need further review.

Ms. Perec made a motion to approve the redesign of the project as presented, and the motion was seconded by Mr. Davey. All were in favor, unanimous (3-0).

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| **Applicant:** |  | **Grant Gao of Excel Signs for Precision Signs** |
| **Project Address:** |  | **81 Bridge Street** |

Grant Gao from Excel Signs was in attendance for the proposal, he was there for Precision Sign at 81 Bridge Street. Chairman Gibson had a question as to the amount of signage allowed versus what is being presented. The linear frontage should be 1:1, but 88 SF was proposed but they have 51 Feeet of linear frontage and since it is 1:1 they would be over. However, they would be grandfathered if they are only replacing the signage inside the box, and not the box itself then. Steve Davey recommended they would wait for a ruling from Ken Cimeno, Building Commissioner, but he believed it would be grandfathered in. Chrsitine likes the new logo. She just wonders about the serives being displayued on the sign, she knows it may be necessary for business but perhaps so people could see the sign better. Some discussion as to the font, colors, and lighting ensued.

A motion was made by Christine Perec to recommend the signage only if it was approved by Ken Cimeno, building commissioner, and with the recommendation to have the two service signs have a black background with white lettering instead of the proposed. The motion was seconded by Steve Davey, and all were in favor 3-0.

A motion was made to approve the minutes from April 3, 2019 by Steve Davey. The motion was seconded by Christine Perec, and all were in favor, 3-0.

A motion was made to adjourn the meeting at 7:45 pm. The motion was seconded by Christine Perec, and all were in favor, 3-0.