

**TOWN OF DEDHAM**  
COMMONWEALTH OF MASSACHUSETTS

Planning Board

John R. Bethoney, Chair  
Ralph I. Steeves, Vice Chair  
Robert D. Aldous, Clerk  
James E. O'Brien IV  
Michael A. Podolski, Esq.



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**PLANNING BOARD  
MINUTES**

Thursday, February 8, 2018, 7 p.m., Lower Conference Room

**Present:** John R. Bethoney, Chair  
Ralph I. Steeves, Vice Chair  
Robert D. Aldous, Clerk  
James E. O'Brien IV  
Michael A. Podolski, Esq.

Susan Webster, Administrative Assistant

Call to order 7:02 p.m. The Pledge of Allegiance was recited. Plans, documents, studies, etc., referred to are incorporated as part of the public records and are on file in the Planning and Zoning office. Mr. O'Brien was late for the meeting and arrived at 7:15 p.m.

**Covenant Release, 38 and 39 Liana Lane (Lots 5 and 6)**

Mr. Bethoney announced that the agenda will be taken out of order for a minor item. **Prior to the beginning of this item, Mr. Bethoney made the statement that he is recusing himself from this meeting. He explained that the agency at which he works has had a professional relationship with Mr. Petruzziello and Petruzziello Properties in the past. He left the hearing room at 7:03 p.m. and did not participate in any part of this meeting or consideration of the covenant releases. Mr. Steeves assumed the Chair.**

Peter A. Zahka II, Esq., 12 School Street, Dedham, MA, presented two covenant release forms for 38 and 39 Liana Lane. These are the last two houses under Purchase and Sale agreement. Everything is done on the road with the exception of the final coat, which is delayed because of the weather. He expects that this will be done prior to the sale of the second house. It is hoped that the road will be presented at the November Town Meeting for acceptance. He has been working closely with Town Engineer Jason L. Mammone, P.E., as the infrastructure has been built so there is no question that it has been built in accordance with the rules and regulations and how Engineering wants it.

Mr. Steeves said he would like to see the final coat go in after winter is over. Mr. Zahka said that the final coat will cost \$40,000. If it is not in and inspected before the sale of the last house,

the developer will put \$80,000 into escrow. If it takes too long, the money will be turned over to the town.

Mr. Podolski moved to approve both covenant releases, seconded by Mr. Aldous. The vote to approve was unanimous at 3-0, with Mr. Bethoney recusing himself as noted above and not being present in the meeting room. The covenants were signed by the Board.

Mr. Bethoney joined the Board at 7:05 p.m.

<b>Applicant:</b>	<b>Cellco Partnership d/b/a Verizon Wireless</b>
<b>Project Address:</b>	<b>387 Washington Street, Dedham, MA</b>
<b>Case #:</b>	<b>SITE-09-17-2268</b>
<b>Zoning District:</b>	Central Business
<b>Representative(s):</b>	Christopher A. Swiniarski, Esq., McLane Middleton, 900 Elm Street, P.O. Box 326, Manchester, New Hampshire 03105-0326
<b>Town Consultant:</b>	Steven Findlen, McMahon Associates

Mr. O'Brien was not present for this meeting, which is a continuation from January 11, 2018. The outstanding issue was whether relief was required for the height of the enclosure. Building Commissioner Kenneth Cimeno wrote an e-mail (attached) stating that this fulfills the Zoning Bylaw, and no further relief is necessary. Mr. Podolski said he looked at the Zoning Bylaw, and it clearly indicates that this can be done.

Mr. Steeves asked if Mr. Swiniarski was familiar with a building in Needham that has wireless equipment. He said it is the ugliest thing he has ever seen. This is the same thing, and he finds it offensive. The applicant is scheduled to go before the Design Review Advisory Board on February 13, 2018, for their recommendation; the meeting had originally be scheduled for February 7, 2018, but due to the sudden illness of one of the members, there was no quorum and the meeting was cancelled. It is hoped to be rescheduled to Tuesday, February 13, 2018.

Mr. Podolski moved to approve the site plan subject to receiving the Design Review Advisory Board's input. Mr. Aldous seconded the motion. The vote was unanimous at 4-0.

### **Introduction of Whitney MacLeod, Legacy Place**

Ms. MacLeod has been the new General Manager of Legacy Place for three weeks, replacing Beth Winbourne. She gave a brief description of her background, including managing Hollister stores. The Board welcomed her, saying she will be called upon for civic engagements. Mr. Bethoney asked if there are any new redesigns coming up, and she said she is unaware of any. She said she will work with the Town on any new projects. Mr. Podolski said the Board is very proud of Legacy Place, and that it has been a homerun for the Town. Ms. MacLeod will supply the Board with a list of stores and contact information, including managers' names, specific addresses, and phone numbers.

Mr. Bethoney said that Legacy Place occasionally diverts from the approved traffic patterns, and asked her to attempt to limit that. She said there is typically a plan for the holiday season, and she has met with the Police and Fire Departments. Mr. Bethoney advised her to return to the Board and make a proposal should she thinks the traffic patterns need to be altered or improved. Mr. O'Brien said it is always better to come in sooner rather than later, even in an

informal situation. The Board will steer her in the right direction. She thanked the Board and said she would see them at the St. Patrick Day's roast.

**Committees on Which the Board Serves**

Mr. Bethoney asked for a list of boards on which Planning Board members sit.

Capital Expenditures Committee	Mr. Podolski
Master Plan Implementation Committee	Mr. O'Brien
Building, Planning and Construction Committee	Mr. Aldous
Transportation Advisory Committee	Mr. Bethoney
Open Space and Recreation Committee	Mr. Podolski
Dedham Square Steering Committee	Mr. Podolski
East Dedham Revitalization Committee	Mr. O'Brien

Mr. Podolski said he would like to remain on the Dedham Square Steering Committee, and the Capital Expenditure Committee. He would also like to remain on the Open Space and Recreation Committee until the Park and Recreation Master Plan is completed. He would like to be taken off that committee at that time. Mr. Steeves will then replace him.

Mr. Bethoney asked the Board if anyone wants to move on or move to another committee. Mr. Podolski said the Dedham Square Steering Committee needs to expand due to the re-use of the Police Station. There are no members from Riverdale, the Manor, Oakdale or East Dedham. The structure will be revisited, and add representatives from Riverdale, the Manor, Oakdale, and East Dedham, as well as a representative from the Design Review Advisory Board. The committee structure should be revisited with the addition of representatives from these areas and the Design Review Advisory Board. There are members from the business community, a developer, Civic Pride, and Dedham Square Circle. There is an at-large member as well. There should be 11-15 people on the committee. Mr. Steeves and Mr. Aldous said they would like very much to be on it. Mr. Bethoney said they could be at-large members. The Board will review this and make recommendations.

Mr. O'Brien said he has been approached regarding re-use of the Police Station, including creating a park, adding parking, or giving it to a developer for a new building. He said that all interests should have a say on the form of the committee, what position should be taken to adequately represent the information to make a decision, and what type of voting system should be in place to determine the final result. Mr. Bethoney and Mr. Podolski discussed this, and said public hearings should be held to listen to the public, and then take all this under advisement prior to making a recommendation. There needs to be a structure for the committee, vote on it, and then send it to the Board of Selectmen. The Board of Selectmen has been discussing this for two consecutive meetings. When the time comes, there should be a plan in place. At the next meeting, John Sisson should provide the Board with a list, and be ready with proposals to vote to expand the committee.

**Old/New Business**

**Costco: Construction of an egress curb cut from the gas station to improve traffic flow from the site.**

**Present:** Steve Glowacki, Associate Principal from RJ O'Connell & Associates, Inc., 80

Mr. Glowacki is seeking the Board's direction regarding an egress curb cut from the Costco gas Station to improve traffic flow on the site. He showed the existing conditions plan. He asked that the Board consider an egress only with signage to control anyone trying to enter this curb cut. The reason is that some Costco members come, shop, and fill up their cars. About 50% come and get gas, then circulate into the site. The other members are forced to come through one entry at the corner to leave the site. The current gas egress comes down to the south through the main parking area where the majority of parking is exiting the site. This is in an effort to provide a "relief valve" for customers who have already shopped, get gas, and then exit either straight through to Legacy Boulevard, or turn back and take a right up onto the main road. He would like the Board's guidance or thoughts on this proposal. Mr. Bethoney said that what they want is pretty straightforward.

Mr. O'Brien said that the egress location should be further down the road because movements are competing. He was concerned that anyone wanting to take a left turn will compete with the other movements, and that people could just shoot straight across. Mr. Glowacki said they have looked at this, and he understood Mr. O'Brien's concern. He wondered if sliding it to the right, with signage directing people only to the right, would work. It is not easy to channel people to the right because it is a narrow strip. However, they could certainly entertain this idea. Mr. O'Brien did not think there would be a problem or too much of an issue there, but further down the road, people will shoot straight across and it would become congested for anyone wanting to turn left. Mr. Glowacki said they chose this location because they thought it would be a benefit, if they were going to have an exit, to line it up so that it makes sense and you would not be looking several ways. There would be an option for going across. It also keeps the exit further away from the driveway so they do not become too congested. They could put in "Do Not Enter" signage pointing out.

Mr. Podolski suggested that the egress be put at the head of the travel lane after the parking spaces. Otherwise, people will try to go across two lanes of traffic, which will lead to accidents. Mr. Glowacki had discussed some improvements to Legacy Boulevard with former planner Richard McCarthy, saying that Costco would contribute to this. He hoped that others would help as well since the road is shared by many other businesses. He said that circulation in general needs to be improved. He said that the peak hours for the gas station are in the evening and weekends. They anticipate about 100 cars per hour. He said he will provide data on how many cars leave and go to the main road, rather than coming through Legacy Place, and how many go to the highway.

Mr. Aldous had no comments. Mr. Steeves said that this will create a problem up the street. He said the traffic will be sent up to Elm Street where they can only turn right. The traffic cannot turn left onto Rustcraft Road. He did not think the proposal would work.

Mr. Bethoney said that improvements are needed on Enterprise Drive, i.e., sidewalks and road widening. There need to be significant infrastructure improvements including traffic mitigation. The road needs to be studied now that it has evolved. Mr. Findlen will be consulted on where he thinks the egress should best be located. Mr. Bethoney said that they should improve at least the frontage or the majority of the frontage held by Costco on Enterprise Drive. There are no sidewalks and the road is narrow. Mr. Glowacki needs to work on the numbers, send the Board the revised plan, and send the information to Mr. Findlen. Mr.

Glowacki agreed. Atlantic Traffic, Costco's national traffic engineer, had a proposal that they could revisit to see how it might dovetail into something. Mr. Bethoney said that Costco's travel lane is adjacent to the roadway, and asked where infrastructure improvements would be. Mr. Bethoney then discussed going across to Legacy Place. If a car races across, they need to worry about oncoming traffic on the opposite side of the road. If a car gets into the right lane and needs to go left at some point, it is more of a controlled movement, as opposed to being at the stop bar, looking both ways, and trying to get across that. He suggested that Mr. Glowacki think about this.

Mr. Steeves noted that there is a large pothole that has been there for months. Mr. Bethoney noted that the street between Jefferson Station, the car dealer in back, and Costco is very beaten up, and asked Mr. Glowacki to look into that. As for other businesses that may be able to help with improvements, Mr. Podolski named Legacy Place, Stergis, ACP, McNeil, A Tent for Rent, the 50's Diner, and FedCorp. There are rumblings that FedCorp may want to develop its land into apartments. Mr. Bethoney suggested that he speak with Whitney MacLeod, the General Manager of Legacy Place, for the names of contacts for these businesses.

Mr. Findlen said this is the first time he has seen this plan. He is the senior project manager from McMahon Associates, who the Board's peer review consultant. Mr. Glowacki explained that people using the gas pumps exit the facility and everyone turns left, stopping at the STOP bar. They either move to the parking area to shop, or if they are leaving, they come down to hook back around and head out (Mr. Glowacki pointed to the map, but the location could not be determined). There are a lot of people coming together at this point. Mr. O'Brien said that you can come out of the gas pumps and turn right that way, going right around the maintenance house. Mr. Glowacki said he had never done that. He said there are supposed to be bollards there to control the area, and he will check on that.

Mr. Findlen asked if they had done recent counts. Mr. Glowacki said he did not think they are that recent. Mr. Findlen said that once traffic counts have been done, they should submit them to him for review. Placement is key. He said that if the access is moved further south and people were allowed to take that right, it can queue more on Legacy Boulevard. He would like to see the level of service in all locations, i.e., where the egress is and coming out and taking a right, and on the left going across Legacy Boulevard. Mr. Podolski said there are also other options i.e., flashing yellow or red lights on both sides. He said it would help to enlarge the current exit by moving parking spaces back to get a dedicated right turn. Mr. Bethoney agreed that it is a hard maneuver there. Mr. Glowacki wondered about a rumble strip.

Mr. Bethoney said that the 15-18 parking spaces to the left of the travel lane, which are against the road, are dangerous with people backing out into the travel lane. The volume coming down the travel lane from there can disorient people. This travel lane is used more than any other travel land in the facility. He told Mr. Glowacki to look at this area. There is a landscape triangle is needed to put cars to the left so they can go by the parking spaces. Those cars should be going straight down that travel lane because it is an awkward maneuver. There should be no parking spaces there, and the radius needs to be clean. A wider radius is necessary to prevent a hairpin turn. In essence, the whole access/egress area needs to be examined. Mr. Steeves commented that the spaces should be eliminated and put elsewhere, and Mr. Bethoney agreed. Mr. Findlen asked if waivers would be needed to eliminate the spaces. Mr. Podolski said that there are already waivers in place. Mr. Glowacki said they did a parking study, and

how many spaces are needed at peak hours. He said there is a surplus of parking, but they need to re-evaluate the numbers. Mr. Podolski said the islands in the parking field are excellent, but there is a shortage of parking at peak hour. Mr. Bethoney said that there should be a policy for employee parking as well.

Mr. Glowacki said he will get more information and some options, and then formally file. He will speak with Costco about this, and thanked the Board for its time and direction.

### **Early Childhood Education Center (ECEC)**

Mr. Podolski and Mr. Bethoney met with the School Building and Rehabilitation Committee and their consultants two weeks ago at their request. The SBRC was concerned about getting an off-site mitigation plan in place so they can go for funding at the Spring Town Meeting. Their greatest concern was that the High Street mitigation had somehow almost evolved into some kind of roundabout.

The engineers for the SBRC and the ECEC submitted a plan for traffic mitigation today that does not show a roundabout. People coming from both directions, Westwood and Dedham, will hit a narrowed travel lane, no more than 12 feet wide in each direction. At the school entrance coming from Westwood, there will be two 8 foot wide raised traffic islands with vertical plantings, i.e., trees and grasses; this will be similar to the traffic islands on Canton Street in Westwood. There will be rumble strips and signage. Mr. Podolski believed this would be sufficient to slow down the traffic and make it safer as the school entrance is approached, particularly from Westwood; speed is not as much of an issue coming from Dedham toward Westwood, but traffic will hit the same “obstructions” that will slow it down. There will be a left turn lane into the school entrance on Route 109 before the entrance is reached. There will be traffic turning signs ahead, flashing speed signs, and “School Ahead” signs. MassDOT has agreed to put STOP signs back on the exit ramp, eliminating the ability to yield into the travel lane of cars coming from Route 109 in Westwood into the proximity of the school entrance.

Mr. Findlen will review this. Mr. Podolski would like to discuss this at the next meeting and perhaps bring in SBRC consultants. To be fair to the ECEC, the School Department, and the SBRC, the Board needs to tell them what it wants so they can begin pricing it. There is a placeholder in the warrant for this, but the numbers must be in it. Mr. Bethoney said that he and Mr. Podolski have already committed their willingness to consider the proposal.

Mr. Aldous asked if cars coming out of the school left could turn left onto High Street and travel toward Westwood. Mr. Podolski said they can; this is not signalized. There is a driveway on the opposite side of Route 109, and it was not fair to make residents turn only right out of their own driveway. There will be two lanes exiting, one to the left and one to the right. Mr. Podolski suggested a sign saying “No Left Turn Between 7 – 9 a.m.,” or something like that. Mr. Findlen said they vetted a lot of this on his past review. He said he was at a meeting on February 2, 2018, attended by Joe Flanagan, Department of Public Works, and Jason Mammone, P.E., in which this was presented. Mr. Findlen’s understanding is that this what they had developed and what they would be presenting. He had minimal comments, and asked that a stamped area be added in the traffic calming area. Mr. Flanagan agreed to this.

The overall concept was discussed, i.e., materials, types of trees, and tall grasses, as well as addition of a sign saying “Entering Traffic Calming Area.” Mr. Podolski said that narrowing the street to 12 feet and the island with the vertical plantings should be more than sufficient to

slow the traffic. There will be signs saying “School Ahead” and “Turning Traffic Ahead” and a flashing sign. Mr. Steeves said there should be a “School Zone” sign on the other side of the bridge. Mr. Findlen said that this all goes back to the original approval in which there was a condition that required geometric improvements on High Street. This satisfies that condition.

Mr. O’Brien said this is adequate and is an excellent idea for slowing traffic. Mr. Podolski said it was economically great, and Mr. Bethoney agreed, saying it is the most economical way of achieving the goal. Mr. Findlen said this proposal does not need to go to MassDOT for approval because it is all on town property. He asked the Board’s opinion about a second stamped area at the entrance driveway, but deferred to the Board on this. He said this is a visual trigger for people to come in. There will be a sign as well. He thinks that it is less of an issue on the other side, so he is not sure if it is needed. He will review this further. Mr. Bethoney said that the Board did not want to overdo this, but Mr. Podolski asked Mr. Findlen to determine if there is a better place for it, saying that more is better than less. Mr. Findlen will submit a letter to the applicant and the Board, and hopefully get something acceptable.

### **Site Visit to New Town Hall**

Mr. O’Brien enjoyed the tour of the new town hall, saying it will be fantastic when it is finished. He particularly liked that the builders kept the older style. He said the current Planning Board has seen the most development and change that the Town has ever seen. Before upcoming retirements and new Board members in the event that current members do not run for election again, he would like to get a picture of the entire board, Mrs. Webster, Amy Cusack, the previous secretary, past board members, Arthur Noonan, and Richard McCarthy. This can be done for the grand opening or sooner, rather than later. The Board agreed. Mr. Bethoney said they will do so.

### **Mr. Aldous’ 90<sup>th</sup> Birthday**

Mr. Aldous celebrated his 90<sup>th</sup> birthday on January 30, 2018. Mr. Podolski brought in cupcakes and candles stating “90,” which Mr. Aldous blew out. He was serenaded with “Happy Birthday” by the Board and attendees. Mr. Bethoney, on behalf of the Board, thanked him for his decades of public service to the town. He said everyone appreciates it, his constituents appreciate it, and the Board itself does. Mr. O’Brien suggested that one of the conference rooms at the new town hall be named after him. The Board agreed, saying it was a great idea. Mr. Bethoney said they should speak with the Town Manager about this. Mr. Findlen took a picture of the celebration.

Mr. Podolski moved to adjourn, seconded by Mr. O’Brien. The vote to adjourn was unanimous at 5-0. The meeting ended at 8:30 p.m.

Respectfully submitted,

Robert D. Aldous, Clerk

/snw