

TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice Chair
Robert D. Aldous, Clerk
James E. O'Brien IV, Member
Jessica L. Porter, Member



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PLANNING BOARD
MINUTES

April 26, 2018, Town Manager's Office

Present: John R. Bethoney, Chair
Michael A. Podolski, Vice Chair
Robert D. Aldous, Clerk
James E. O'Brien IV
Jessica L. Porter

Staff: Susan Webster, Administrative Assistant
John Sisson, Economic Development Director

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.

On behalf of the Planning Board, Mr. Bethoney welcomed Ms. Porter to the Planning Board. She was recently elected to the Board, having been a former member of the Zoning Board of Appeals as an associate member. She is the chair of the Master Plan Implementation Committee and member of the Dedham Square Steering Committee.

Citizen Participation

Rita Mae Cushman welcomed Ms. Porter to the Planning Board, saying she is a rose between thorns and it should be a great year for the Board.

Board Reorganization

Chair: Mr. Podolski nominated Mr. Bethoney, seconded by Mr. O'Brien. The vote was unanimous at 4-0.

Vice Chair: Mr. O'Brien nominated Mr. Podolski, seconded by Ms. Porter. The vote was unanimous at 4-0.

Clerk: Mr. O'Brien nominated Mr. Aldous, seconded by Mr. Podolski. The vote was unanimous at 4-0.

Mr. Bethoney said that Mr. Sisson will be standing in for the town planner on the annual town planner report. He and Mr. Sisson discussed the upcoming and pending projects, as well as potential initiatives that the Planning Board will look to accomplish over the coming year.

Mr. Sisson provided a memo to the Board. He said the new town planner will start in two weeks. There is a lot of work to be done, a lot of good and fun projects as well as challenging ones. Mr. Bethoney said the Board will stop at each item to discuss it.

Initiatives and Projects

1. Discussions regarding zoning
2. Pending building and development proposals
3. List of vacant properties

Providence Highway Corridor Study

This was proposed to the Capital Expenditures Committee by former town planner Richard McCarthy before he left. It has already been funded by Town Meeting; he will provide the details of this. Mr. Sisson would like to work with the Planning Board on designing the scope of the study, the needs, and the process. They do not have a consultant for this yet. Most of the Town's large parcels are aligned along the corridor. He said that retail is changing (Sears, Toys R Us, Walgreen's, Chili's have closed, and there is a potential for Bed, Bath and Beyond to close), and this is an opportunity for the Board to discuss the next iteration and how to plan for that. Ms. Porter asked what the total budget of the study is, and Mr. Sisson thought it was between \$30,000 and \$60,000.

Mr. Bethoney and Mr. Aldous thought this study was an absolute necessity. Mr. O'Brien asked who owned the vacant properties. Mr. Sisson said they would put together an RFP. Mr. Bethoney said they first have to determine a scope, put out the RFP, interview, and hire someone to do the study within the budget that they have received.

Norfolk County District Attorney's Office

Mr. Sisson has had informal discussions with the DA and Norfolk County, as well as Rep. Paul McMurtry and Sen. Michael Rush, about the DA's desire to relocate its offices back into Dedham Square. They have 70-80 employees who would like to have walking proximity to the courthouses. They need a 30,000 to 40,000 square foot building, which does not exist in the Square at this time. Finding a location, building, and determining what might happen would be beneficial for Dedham and the attorneys.

Dedham Square Design Guidelines Long-Term Development Vision Police Headquarters at 600 High Street

The Dedham Square Steering Committee was funded by Town Meeting. It was created to establish a vision for the design guidelines for what future development might look like and to review potential developments, i.e., what could happen, where, and what does the Town

want to happen. They have not yet initiated this part of the study, but they hope to do so after the Steering Committee is recomposed.

Mr. Bethoney asked Mr. Podolski where they are in regard to the design guidelines. He said that they will be getting newly developed guidelines at their next meeting. There have been two public meetings and three or four meetings with the committee itself. He said he is ready to get into the nuts and bolts. Mr. Sisson said they should have draft guidelines on May 8, 2018, and hope to have a meeting of the steering committee on May 15, 2018, to discuss them. There will be a walk audit tomorrow, weather permitting.

Economic Development Strategic Analysis and Action Plan

Mr. Sisson said he applied for grants for the parking management plan, and will be managing this. There will be additional restaurants opening. The Keystone lot is doing well. They do not have staffing to do parking enforcement and management in a meaningful way. As more restaurants open, they will need to more actively manage parking. They received a \$15,000 grant from the Department of Housing and Community Development to help design the plan. They will probably begin this around May 1, 2018, and will meet with consultants from the State. One option would be to use an outside vendor to do some of the work, i.e., walk and do enforcement, i.e., ticketing for nonpayment, parking in a loading or handicapped space, parking across a crosswalk. Some of the operations will be consolidated.

Mr. Bethoney asked if the merchants in Dedham Square will have input. Mr. Sisson said they will. The first step is to do a survey of all the merchants. Mr. Bethoney agreed with crosswalks, handicapped spaces, and loading docks, but did not know about metering. He knows that is not enforced. Mr. Podolski pointed out that, as part of the guideline committee, Mr. Sisson came up with a novel and good idea, which is to approach Norfolk County to use their parking lot. The initial reaction was favorable, but has stalled while waiting for a town planner. One of his ideas is stickers to employees who work in the Town and allow them to park there for free. This would free up spaces in the square area for patrons and customers. He believes this idea needs to be fleshed out sooner rather than later. He does not want the commercial customers complaining that they lack customers due to lack of parking. This has been discussed preliminarily. He said that once the town planner starts, Mr. Sisson can get more involved with that. Mr. Sisson said they are working with the county and they have a good relationship with Michael Mullen, the assistant county director. There is a trial going on with the Post Office with 50-75 monthly parking permits. This gets the cars off Maple Place.

Economic Development Strategic Analysis and Action Plan

This is another State grant and has two parts:

- Tri-Town including Westwood, Norwood, and Dedham
- Norwood and Dedham also received individual grants to do this that would be specific to each town. Westwood will do its own with staff.

This provides content to do the Master Planning process.

Wigwam Pond Access and Trail

Rep. McMurtry's office was able to obtain this State appropriation of money for access to the pond with a handicapped-accessible dock. They are looking at this for location and how people might access this. This has been stalled due to lack of a town planner. Mr. Sisson believes that Engineering, Conservation and Environmental are working on this, but that Planning and Environment are leading this.

Dedham Heritage Rail Trail

Mr. Sisson believes this is coming up at Town Meeting. It is related to transportation and land use. He has not been involved with conversations about this. He believes the Board of Selectmen has proposed creating a study group, but he is not sure. Mr. Podolski wanted to know how this board, philosophically, sees itself involved in this trail. It is development of an undeveloped area, and he always wondered, if it is proposed to be built, whether the Board feels that this is a project that needs to come before the Board. If it is to be proposed, people who live close to it would either walk to it or ride their bikes. However, he is not sure that people who live in, for example, Riverdale, the Manor, or Greenlodge will necessarily walk or bike to the trail. They will drive to the location instead. This brings up the question of where they will park. He said that if it comes before him, he will never let them park on the streets of that neighborhood. He said they better come up with an idea as to where people will park in addition to developing it. He said he is not against or for it yet, but is just saying that if it gets to the stage where it will go forward, he wants answers as to where people will park.

Mr. Aldous was told that they were having a meeting tonight at Town Hall. Mr. Podolski said they are just "kicking the can down the road a couple of years" and trying to bring the sides together, which is fine. He asked if the Planning Board would have jurisdiction over the project if they succeed in bringing it together and it is deciding it will be built. Mr. Bethoney added that the jurisdiction should be regulatory, specifically in relation to the Planning Board's involvement in the revitalization or redevelopment of Dedham Square. The Planning Board was told there was no need for it to be involved in designing the Square, and the only purview it would have, per Town Council, was the Keystone lot. He thinks the rail trail will end up the same way. If it needs parking, it will need Planning Board review. He did not know if the Planning Board has purview on public property, but the parking component is within its purview. Mr. Aldous felt that parking is very, very important to this. He reminded the Board about the creation of the walking trail from Route One to Route 109 between the two sections of Route 128. Because there was no place to park, the trail was not used, and has since become overgrown and cannot be used. He agreed that parking will be a big issue.

Housing Production Plan

Mr. Sisson said that Chapter 40B of MGL specifies that it is a good step if a community has a housing production plan approved by the HCD, in addition to Safe Haven. It shows the state that a town is planning for affordable housing, and will work with the State to approve a plan. It is advisable for a community to have a housing production plan as part of 40B. He and Mr. McCarthy had made some headway on this. Mr. Podolski said this should be started. Mr. Bethoney said he and Mr. Sisson had talked about zoning recodification and hiring Mark Bobrowski, Esq., since it has been about ten years since zoning was recodified. He thinks Mr.

Bobrowski should look at this and incorporate it into the Town. He is an expert on that, and can help put a plan together that the Town can rely on.

East Dedham Square Streetscape and Parking Improvements

Mr. Sisson said there is a small budget for this, \$15,000 to \$20,000. In the last year when the East Dedham Design Guidelines were being created, they looked at the private realm and how it could be redeveloped and how it should look. With this, they would move to the public realm and look at the streets and sidewalks and how things are connected, as well as trails along the river that are being proposed. This is all conceptual and there is no engineering. They would study what ideas and options there are to increase municipal parking to help the retailers who do not have an off-street parking lot. Mr. Podolski asked about the sign, which is well landscaped. It is a welcoming point for the area. He said the High Street condos would be a perfect location. Mr. Sisson said the Town does not have a good relationship with the management company, so he is not sure what the next step is. Mr. Podolski said that the owners should be asked. Mr. Sisson said that he understands that a lot of owners do not actually live in the condos, and Mr. Bethoney agreed. This is unfortunate, as this is a prime corner of the square. He asked Mr. Sisson to find out who the management company is. He said he would have no problem calling on behalf of the Town to try to facilitate the issue.

National Register Designation for Mother Brook

Mr. Sisson said the wheels are turning on this. He is working with Dan Hart and Judy Nieswander, and they will walk the entire length of Mother Brook next week with three members from the Massachusetts Historical Commission. There is money to push this forward, although he is not sure they have enough. It is a two-stage process. The Town has so much history and is vastly underappreciated. It is a nationally significant site, since it is the first man-made canal in the United States, and it is intact, which is very rare.

85 Allied Drive

This is the MBTA's 5½ acre parcel at Dedham Corporate Center. Two years ago, they put out to bid for that, and received one response that did not conform in any way to the Research, Development, and Office zoning for the area. The proposal was pretty much dead on arrival. He has a meeting with MBTA Realty and the Town Manager to discuss what would be a product process around the parcel, rather than going out to bid again. He hopes to have that meeting in May 2018. It may not be a pressing issue since the MBTA might not be moving forward with it. This was a proposal for 220 apartments in one building with a structured parking garage next door. Mr. Podolski did not know how the roadway would ever support that. Mr. Sisson said that what the Town might want to do for its own sake is to look at the whole Allied Drive/Carematrix area and figure out how that might work better. Currently, it is like an afterthought, not a place. Legacy Place is within walking distance, but there is no easy access to it. He hoped that the Town could look at a planning process to see how it could work better. Mr. Aldous said this had been discussed when trying to build sidewalks. There was one pathway that went through the parking lot, but the trouble was that people would be walking on private property. There is very little public property in that area.

Readville Railroad Complex

Mr. O'Brien asked what is going on at the Readville Railroad complex. This is a 20+ acre parcel. The Boston half is another 20 acres, for which there was a proposal. However, this has been delayed and he does not know the status. He believed that they would be industrial condos, but it is very difficult to access Industrial Drive except by going through Readville Station. It has never been in very good shape. He had requested money to study the alternatives for the 20+ acres in Dedham, and what makes sense for the Town. He had hoped to get \$25,000 to \$30,000 to do the study, but only got \$10,000. He has been trying to use that money with a Mass. Development Real Estate Service division grant, but did not receive funding from them. He is now trying to determine how to best use the money, saying he would rather not spend it if they cannot do a study that would give the Town the information to make a good decision about the future of the area. Mr. O'Brien said he did not know how far it has been cleaned up. Mr. Sisson said he believed there was contamination on site, and it would need a higher level of remediation for certain uses. Alyssa Brown, the Town Conservation agent, was with the consulting company that did the clean-up, so she has a good understanding of what is there. Mr. O'Brien said this may be another way of looking for money for the clean-up.

Pending Building and Development Proposals

Mr. Bethoney explained each segment of the agenda for the people watching the tape of the meeting at home. The following is an overview of projects and where they are in the process, i.e., have they filed, will they file, and where are they in the review.

Public Safety Building

There have been some informal meetings, but Mr. Sisson did not believe there had been a formal filing with the Planning Board. Mr. Aldous was concerned about how the building was set up for the Fire Department; Mr. Podolski had said he did not like the way it was laid out. Mr. Aldous talked to the Fire Chief about that problem, and the Chief thought it would work where it is. He explained that all the engines now have a gadget with which they can control traffic lights all over town. With that in mind, they can control what is happening on Bryant Street immediately, either in the fire house or on the engine. The Chief did not think it would be a problem getting out the fire station. Mr. Aldous did not completely agree with him, but the Chief's thoughts and ideas were very good. He was 95% satisfied with this. Mr. Bethoney said the Chief also explained this to Mr. Podolski and him in a working session last week. He discussed the ability to control the lights, the radii, intersections, and the routes he would use to get to teach section of town. It seems as though it has been well thought out, and convinced him that it will work fine. The Board will come to it with an open mind.

Mr. O'Brien noted that the Board has asked many times that the proposal be filed with them so it can be reviewed. Normally applicants come to the Planning Board first, yet the building is almost completely designed, and there is no application to review. He was not pleased with this at all. Mr. Aldous said that the architects do not want to change anything even if it does not work. Mr. O'Brien said that the public should be aware that the Board has tirelessly tried to have input into this. He asked who would get the blame for this after it is all underway and there are problems. The Board tries to foresee problems that may arise. Mr. Aldous was on the committee to choose the architect, and protested choosing them to a great ex-

tent, but it did no good because their price was lower than anyone else's price. The same architect did the Middle School, the Avery School, and the Ames School, and now they will be doing the Police Station, and they have given the Board trouble in everything they have done. He said they cannot be convinced to make changes. Mr. O'Brien said this thinking costs the Town more money because the problems were foreseeable.

Mr. Sisson said he did not know when this would come before the Board, but will reach out to see what the story is. Mr. Podolski said they told Mr. Bethoney and him that they were going to file in May.

Northeastern University Site Plan Review

Mr. Sisson was advised by Peter Zahka, Esq., that there may be a site plan filing from Northeastern for work around the athletic field. Mr. Podolski would like Mr. Zahka to tell the Board if they pay any taxes to the Town. Mr. Sisson said he believed that they would not because they are a nonprofit organization. Mr. Podolski was not suggesting that they would be required, but whether they voluntarily pay any taxes. Mr. Sisson will ask Mr. Zahka or the Finance Department. Mr. Podolski said they may want to think about that when they come in. He also asked if the Town's children and students are allowed to use their facilities at all. Mr. Zahka said he asked the Parks and Recreation director, and they work quite closely with them on the use of the fields, particularly the running tracks. Mr. Bethoney asked Mr. Zahka to be prepared to have information relating to their contributions to the Town, whether it is monetary or in kind.

22 Bridge Street Gas Station

Mr. Sisson said they will be converting a repair bay into a State car inspection-only bay. Mr. Aldous said that he is in favor of doing anything the Board can to help them. The gas station is on the wrong side of the street for traffic, and their prices are much too high. It cannot build any traffic because the traffic going into Boston will not stop because people are going to work and will not take the time. Coming home, the station is on the wrong side of the street, so people wait until they get up to another station. The station is having a hard time making it work, so he believes that the Board should help them. Mr. Bethoney said they cleaned up the site pretty well. Mr. Zahka said they will be coming in for a scoping session before they go to the Zoning Board of Appeals. There may be a lot of applications from gas stations in the near future, as there has been talk of legislation to have stations dedicate a bay solely for inspections.

80 Bridge Street

This is an empty medical office building that fronts the water. The owner is planning to keep it as office. He had looked at mixed-use potential, and decided that the costs were more than he wanted to pay. Mr. Cimeno knows more about this than Mr. Sisson, but the plan is to renovate the building, clean up the site, and lease office space. Mr. Bethoney said this is no change of use, so the Planning Board will not see them.

Ferullo Family, 243 Bussey Street

Mr. Sisson understood that they plan to file soon for a mixed-use project and a Special Permit. Kevin Hampe, Esq., is handling this. They are going before Design Review Advisory Board next week, and Mr. Hampe would like it heard before June, if possible, because peer review is nearly complete. Mr. Bethoney said that Mr. Hampe can contact the Board if there is any emergency; otherwise, he will be seen in the first week of June when the town planner has an opportunity to review the projects and get up to speed. Mr. Podolski said that this would be a project that should look at the East Dedham Design Guidelines. They will be made aware of this. Mr. O'Brien sat on one of the committees, and the Ferullos have been very obliging to the East Dedham community. They had one design that was not appropriate for the neighborhood, and have since changed it. Mr. Bethoney spoke with Mr. Hampe, who said they have taken the design guidelines very seriously.

Delapa Plaza, 270 Bussey Street

Mr. Sisson has sat in on some meetings with Building Commissioner Kenneth Cimeno and the Conservation agent, but he is not sure what the plan is or when they plan to file. Mr. Zahka said that it was filed several months ago, and has been peer reviewed. They have responded to that, and are now awaiting the peer reviewer's response. They hope to come in sooner, rather than later. It will be a Public Hearing because it is a Special Permit. Mr. Bethoney said he could count on the beginning of June. Mr. O'Brien asked if the peer review included structural review for the integrity of the building, and whether it can handle the plan. Mr. Zahka said that at the scoping session, the Planning Board requested a letter stating that a structural engineer has gone through the building representing that they will be able to do the project. This is in the applicant's file.

Carematrix Drive, f/k/a Kindred Assisted Living Facility

Mr. Sisson said this was vacated last month. He understood that there may be a proposal to do an eating disorder inpatient facility. He thought this was a good re-use of the building, given its current configuration. He believed that there are some zoning questions because it is zoned Research, Development, and Office, and the use would require a Special Permit for the use. Mr. Zahka is representing the hospital that wants to take it over, and has met with Kenneth Cimeno, who has determined that it is a change of use. They are filing an application with the Zoning Board of Appeals for this, as well as other things. The site is a single site. The nursing home opened up there when it was Limited Manufacturing zoning as the use was allowed as of right. There were no actual guidelines of how many additional acres were needed. The bylaw was adopted later that said that hospitals had to be on 4 acres, etc. The property was then zoned in the Research, Development, and Office district. Another attorney obtained three Zoning Board of Appeals decisions, although Mr. Zahka did not know why he needed three. The property has been split up, so they are under 4 acres. He will be going to the Zoning Board of Appeals to clear that up. The parking requirements for a hospital is the same as a nursing home, so they will come before the Planning Board to hopefully determine that they do not need to go through site plan review.

20 Carematrix Drive

Mr. Sisson included this because it changed hands last year. Mr. McCarthy was in touch with the new owner. There were ideas to reconfigure the building and potentially add on to it. Mr. Sisson does not know anything further, as it was a very informal discussion.

Patel, 197 Milton Street

Mr. Patel owns the gas station at the corner of Milton Street and Walnut Street. They met with Mr. Sisson, Kenneth Cimeno, and Steven Findlen of McMahon Associates, as well as Elyssa Brown, the Conservation agent, to discuss what they would need to do to add retail at the site and change the configuration of the filling station. The parking plan would be changed. It is a small lot, but not a small project.

725 Providence Highway

Federal Realty, which owns the Dedham Plaza, Auto Zone, and the old Dalzell Auto, is looking at doing a mixed-use redevelopment of a portion of the Plaza. There was a working session with Mr. Bethoney and Mr. Podolski, and they showed some renderings of a parking structure and apartment building that contained about 200 units over Route One. It would be six stories high, according to Mr. Podolski. Mr. Sisson said he would like to see them improve the proposal, and did not think it does much, which they admitted. It really does not improve a 60-year-old shopping center in a meaningful way for the Town, and he would like to see any development there be beneficial to the Town.

Mr. Aldous asked whether Panera Bread will close its restaurant. Mr. Sisson said the plan is to close its current location and move it to a pad site. He is not sure what the schedule of construction is. Mr. Aldous asked if that would affect what Federal Realty is considering. Mr. Sisson said he believed so, but there are a range of options that they may consider. One would be to tear down a portion what is in the Panera area.

Mr. O'Brien asked what happened to Federal Realty coming to the Board with another project. Every time the Board has given them an extra allowance, they come back for more with the promise of it being the last one. Mr. Bethoney said their argument was to say that was right, but now they now own Dalzell and more property, and would like to develop it. Mr. Bethoney and Mr. Podolski sat with them briefly, along with Mr. Sisson, and they basically told Federal Realty that it was an overwhelming proposal, and it does not do anything for the existing plaza. They were asked if they were considering making this all one contiguous redevelopment, and they basically said they were thinking about doing some façade changes, etc., on the original development, but they were most interested in this very large scale apartment building with some retail component to justify submission. Mr. Bethoney said it is too close to the roadway, too overwhelming, and too high. He did not know how the Town's road infrastructure would handle it. Mr. Bethoney asked where they are on that, and Mr. Sisson said he has not had communication with them since following up with them to see how the meeting went. He does not know what their next steps will be.

124 Quabish Road

Ms. Sisson said that 124 Quabish Road is related to the warrant article for changing the zoning of the 8+ acre parcel next to Legacy Place. The Planning Board has discussed both the warrant article and the proposal that might follow it in a pretty detailed manner. He said he could not add much to that. He believed that they are waiting for Town Meeting to see how it votes. Mr. Bethoney asked what is considered for the proposal. Mr. Sisson said it is about 200 units of age-restricted housing with an interior parking structure that would be surrounded by living units, as well as a design of open space around the facility to allow for public access to the watershed. He felt that it would be really nice to have an open space for both the residents and the residents in the apartments nearby.

Mr. O'Brien asked if they would have access to the canoe area at Wigwam Pond. Mr. Sisson said he did not know if they would have good access to deep water. However, having connectivity to that amenity would be in everyone's interests.

Nordblom, 75-125 Stergis Way

Nordblom had a working session with Mr. Bethoney and Mr. Podolski recently. Their concept is an apartment building. They are struggling with how they would do the 10% retail on the first floor, so Mr. Sisson said they may be going back to the drawing board. He believed that the initial proposal was for 200 units.

Mr. Podolski said this project, along with the 124 Quabish Road, will significantly strain the roadway, so it will need a lot of oversight. It could be too much. Mr. Bethoney asked if Legacy Drive could handle a development on Quabish, a development on Stergis, and what is already has, as well as redevelopment of the FedCorp site. Mr. Podolski said that Quabish is actually FedCorp. Mr. Bethoney said it is a one-lane road in and out for the most part.

355 Washington Street

Mr. Sisson said this building is the former Cross Fit and garage behind the Knights of Columbus building. It is a fairly small parcel. There will be a proposal for a mixed-use building. He had an initial meeting with Kenneth Cimeno, among others. After the meeting, the owner hired a new architect and decided to go a different route. Mr. Sisson tried to set up a meeting with Mr. Podolski as chair of the Dedham Square Steering Committee and Peter Smith, the vice chair, but there were conflicts. They met with the architect, David Gamble, to provide him with some guidance. Mr. Gamble wrote a short memo with his response. Mr. Sisson does not know the timetable on this.

Town Hall

This is not pending. Mr. Sisson was asked to give his best update on the status and where it is going. He said he has tried to stay as far away from discussions of the new Town Hall because of his workload. He has had no involvement with it, but understood that they contacted the surety company and terminated the contractor. He understood that the next step is for the Town and the surety company to find a finish contractor to complete the project. He did not know much about that process, but he understood that they will not be moving in soon. Mr. Bethoney asked about the liability of the contractor and whether he completed the work for which he has already been paid. He wondered what the Town would do with

someone who breached his contract. He was aware that Mr. Sisson probably did not know. Mr. Sisson thought the Town would work with the surety company to make sure they do not double-pay.

30 Milton Street and Woodleigh Road were to be discussed at the end of the meeting because Mr. Bethoney needed to recuse himself from discussion.

Mr. Bethoney requested that a formal letter be written to the representatives of each proposal and ask for a memo to the Board so it can plan for the upcoming year. This memo should include where they are in their proposal and when they think they will be ready for review if they are not currently in review. This will eliminate the guesswork. Mr. Sisson will do that, saying this will help plan workload. Mr. Bethoney said this is the largest workload by far that he has seen since being on the Board. He also asked that the Planning Department make sure that all the developers will realize that their projects will be design peer reviewed so they will not be surprised. This can be included in the letter.

Mr. O'Brien said there is another issue with Special Permits if one of the Board members is not present. This will be discussed.

Zoning

Inclusionary Zoning for Affordable Housing

Mr. Sisson said that the Planning Board has, on a project-specific basis, required that a certain number or percentage of affordable units be created as part of a development. Many cities and towns have codified in their zoning guidelines for inclusionary zoning. The Board can look at models from other communities so it can provide guidance to the Board, and provide guidance and expectations for the developers about what will be required. It can be fairly complex, but it would be worth considering and perhaps develop.

Accessory Dwelling Ordinance

The Zoning Bylaw has a fairly rigid accessory dwelling ordinance with certain requirements that make it difficult for individuals to create an accessory dwelling on their property, i.e., in-law apartments. Mr. Bethoney asked if the community wants it restrictive. Mr. Sisson said this is a question. There are members of the community who have expressed an interest in being able to create one, whether for a family member or for themselves. The model of the Dedham Square Steering Committee may be a good one, and there may be multiple items related to housing in which the Planning Board can engage the public about its desires.

Mixed Use Development

Mr. Sisson would like to discuss how the Town defines mixed-use and what it allows. He had proposed that mixed-use development could be horizontally as well as vertically integrated, and what aspects of this could be at the discretion of the Planning Board, i.e., the percentage of different mixes, what makes sense, whether it makes sense to have a blanket for the whole town vs. looking at it in terms of different zones, and what percentage would be open space. This is part of the housing discussion as well. He would like the Board to explore opportunities for mixed-use zoning other than the historical mixed-use zoning of residential units above retail or restaurants. Mr. Sisson said it works very well in a downtown, and

wondered if it would in other parts, i.e., the highway corridor; a different configuration might make sense. He said there was a proposal in Dedham Square to build a residential podium building behind an existing commercial building. Kenneth Cimeno thought it was a good idea, but it is not allowable by zoning. He looked at the zoning of 15 other cities and towns and some require vertical integration in certain areas and allow horizontal in others. Some of them, if they allow mixed horizontal uses, want the commercial use in front and the residential in back. Mr. Bethoney asked if Mr. Sisson if he could identify other communities that have successfully used this type of mixed use zoning, obtain photographs of these, and set up site visits to see how it integrates with their surroundings and how it could be integrated in Dedham. He is not a big fan of inventing the wheel or experimenting; he prefers doing what other people do well. Mr. Podolski agreed, as did Mr. O'Brien. Ms. Porter agreed that it is helpful to see what other towns have done. She wondered if there is a way to do it so that condos could be built to balance all the apartments, and a way to induce developers to do that instead of apartments. Mr. Bethoney wondered how the Town could regulate to a point that it gives incentives for developers to build to sell, rather than build and hold.

Small Scale Manufacturing

Mr. Sisson noted the Arts Overlay District, and there are people in town who are small scale manufacturers and also sell their wares on site; this is considered a general services establishment. Kenneth Cimeno said that if they were not selling their wares on site, it would be manufacturing, which is prohibited. This may stimulate a discussion about the entire Town zoning, which will also help the Building Department in its determinations.

Overlay Districts

There are a few existing overlay districts. Mr. Sisson said the Board may want to review these as well as what other overlays might be implemented. One that was discussed in relation to the Quabish Road and Stergis Way proposals was an overlay tied to the Wigwam Pond watershed that might allow different uses as long as it was tied to the watershed.

Cleaning Up the Boundaries in GIS

Mr. McCarthy had requested funding from Town Meeting. The GIS is messy in parcel definitions, and the boundaries need to be cleaned up. Mr. Podolski said that Jason Mammone, P.E., obtained significant money last year and this year to work on the GIS. Mr. Sisson said this is related to specific properties. He is not clear on the details, however, but said it is related to specific parcels, not the system. Mr. Podolski said it should be coordinated with Mr. Mammone.

Livable Dedham

Ms. Porter said that Livable Dedham is an organization that looks at how to make the Town livable for the aging population. A housing forum is planned for June, at which time they will attempt to gather information from the community about the people who would like to age in Dedham and what kind of housing they would like. It will be held at the Dedham Middle School. This will be coordinated with the Council on Aging, and will have speakers and workshops. Mr. Podolski advised her to make sure it is advertised for all sections of Town, possibly by Robocall, and by Town Meeting representatives from each precinct informing their constituents.

General Comments

Mr. Podolski said the Board should review the CB zoning district to see if it is still adequate for growth. He wondered if setbacks and height restrictions needed to be added.

Mr. O'Brien was concerned about an addition to the Dedham Plaza. He said it is a fine line if someone owns property and has a right to develop it as long as a developer abides by the rules and regulations. He asked where the line is that an owner can demand to get full use vs. encroaching on the Town and overdeveloping it, forcing the Town to accept projects that may not be what the community wants. Studies say that there is more room for real estate, but he wondered where people are coming from and how they afford these expensive apartments. Mr. Bethoney said that the Special Permit does not give a matter of right to a project. It is only approved if the Town believes that the benefits to the project outweigh the negative impacts. No developers can assume that their project will be approved. Mr. O'Brien said there is an assumption that, even though it is a Special Permit, the Board has only denied one. Mr. Bethoney said it is the Board's job under the Special Permit to do what is necessary to make the project workable for the Town, if it is workable at all. It is important, with all the proposed projects of 200, 250, or 90 apartments, that the Special Permit is the criteria under which an applicant files. Mr. O'Brien said it has affected Dedham Square. Single, one-bedroom apartments are basically a way of designing so it does not affect the school system. It also gives the community of younger and older people a place to go. He asked if this is setting up another trend. Mr. Bethoney said the challenge is that there is a segment of the community that is asking for more housing, i.e., senior housing, affordable housing, etc. The Bluestone report said that the aging community needs to have housing. Mr. O'Brien is asking if this is the right type of housing. The Board needs to come up with some type of direction.

Mr. Podolski said it occurs to him more and more that the Town seems to be attracting proposals with a lot of apartments. He said he wonders if the Town is becoming a magnet for apartment buildings. On the other hand, the Board needs to take into account the ones that the Board met with informally before they formally applied, and never came back. There is a screening process in place. The Board needs to look at the Zoning Bylaw, and it would be a good idea to have Mr. Bobrowski come in to help recodify it.

With regard to Mr. Sisson's initiatives and ideas, and realizing that the Zoning Bylaw has not been re-examined by any zoning aficionados in the past ten years, He and Mr. Sisson have spoken with Mr. Podolski and Mr. Bobrowski. It is time that the entire Zoning Bylaw is reviewed in its entirety. While doing that, they can take the concepts and integrate them where it is felt necessary. This will take a year, and ultimately bring a completely reviewed, revised, and updated Zoning Bylaw to Town Meeting with a comprehensive report about the changes, and seek its approval. Many of the things discussed can be brought to Mr. Bobrowski, who can answer questions about zoning. He wrote and revised the majority of MGL Chapter 40A, which is the State Zoning Code. He will talk with the new town planner, Jarret Katz, about seeking funding for Mr. Bobrowski to do this. Mr. Bobrowski sent a scope and what it will cost. Originally Mr. Bethoney contacted him to review the zoning articles for this year's Town Meeting. He also asked him to consider looking at the Zoning Bylaw again, and Mr. Bobrowski thought it was a necessity because a lot of things have changed. He will do this if funding is obtained. Ms. Porter assumed that, as part of that, he would look at things that have been done recently, i.e., the East Dedham Design Guidelines and Dedham

Square Design Guidelines, and incorporate those. Mr. Bethoney said he will if believes they can be incorporated into a regulatory process. He will discuss this with him when they meet. Mr. Bethoney advised the Board to prepare detailed questions for him prior to that meeting.

Vacant Buildings

1. 290 Providence Highway (old Sears): A portion may be leased. Mrs. Webster said At Home has gone to the Design Review Advisory Board, been approved, and plans to move in.
2. 302 Providence Highway (Toys R Us)
3. 530 Providence Highway (Frank Gobbi)
4. 930 Providence Highway (Chili's)
5. 983 Providence Highway (Walgreen's)
6. Gobbi Estates, East Street: This subdivision was approved in the 1970's and remains "in progress." Mr. O'Brien said the site has become a dumping ground.

Mr. Bethoney said a report will be requested from each developer on each incoming and ongoing proposals; this should be helpful for the new town planner.

Planning Board Appointments to Town Committees

Dedham Square Steering Committee (DSSC)

Mr. Bethoney passed around a letter from Mr. Sisson regarding the Board of Selectmen's request that the Planning Board consider redesigning the committee to include appointments from Precincts 2, 3, 5, and 7. This relates to the use of the Police Station and the consensus that the committee be represented by a cross-section of the community. When the committee was formed, there were nine members with Mr. McCarthy as advisor. The following are the members:

Planning Board	Michael Podolski
Board of Selectmen	Michael Butler
Master Plan Implementation Committee	Michelle Persson Reilly
Zoning Board of Appeals	Jessica Porter
Business Owner	George Panagopoulos
Property Owner, Dedham Square	Mark Gottesman*
Developer	Giorgio Petruzzello
Dedham Square Circle	Ryan McDermott
At Large	Peter Smith
Town Planner	John Sisson (temporary)

*Mr. Gottesman is unable to attend meetings and needs to be replaced. He will resign if asked. His intentions need to be determined.

Amy Haelsen, Executive Director of Dedham Square Circle is not on the committee.

Mr. Podolski said the proposal is to enlarge the committee to 13 members with specific appointments from Precincts 2, 3, 5, and 7. It is Mr. Sisson understands that Precincts 1, 4, and

6 are not included because of the make-up of the committee. Peter Smith, on behalf of the committee, went to the Board of Selectmen and they requested more representation from different parts of Town. Mr. Podolski said this was in conjunction the committee taking over the re-use of the Police Station, and the Board of Selectmen agreed to that. Because it has a town-wide impact, someone from each district should be on the committee. Mr. Sisson's letter asked the Planning Board to restructure.

Mr. Bethoney asked that letters be sent to the Board of Selectmen, Dedham Square Circle, Master Plan Implementation Committee, and Zoning Board of Appeals, to request that they send the Planning Board a representative from their group to the Dedham Square Steering Committee, even if it is the current person. In the case of the Zoning Board of Appeals, they will need to appoint another person since Ms. Porter is no longer on that board. Ms. Porter said she was an appointee of a pro tem member. She was on the only one who had the availability and wanted to do it, and said she can continue to represent them as she felt they would be happy to have her continue. Mr. Bethoney said they would await the Zoning Board of Appeals response. If they do not appoint anyone, she can continue. He wants to be sure to give the Zoning Board of Appeals the opportunity.

Mr. Gottesman, Peter Smith, George Panagopoulos, and Mr. Petruzziello will receive letters regarding the restructure of the committee, and ask if they wish to continue serving and be actively involved. If Mr. Gottesman wishes to resign, that position should be reposted. There should also be postings for Precincts 2, 3, 5, and 7. Mr. Sisson will remain on the committee until Mr. Katz is ready.

Mr. Podolski felt that the new representatives for Precincts 2, 3, 5, and 7 should present their credentials and qualifications, particularly their background. Mr. Aldous felt that the new representatives should be people who build or handle real estate or developments. No matter what the committee says should happen, it will only go to happen if a developer decides to do it. Mr. Podolski definitely feels that there should be someone involved in real estate in one of those precincts, saying it would be helpful to have someone who has a good pulse on what his/her precinct thinks about re-use of the station and/or the guidelines that would be applied to Dedham Square. He, however, was not sure they would be able to find someone like that. Ms. Porter said that a diversity of experience is helpful, so she felt that diversity of experience is preferable; otherwise, they would lose some perspective. Currently, Mr. Petruzziello and Mr. Smith already have credentials in real estate and development, Mr. McDermott is a financial advisor, Mr. Butler has been in the corporate world, Ms. Reilly has a Master's degree in planning and community development, and Mr. Podolski is an attorney. The posting will simply say that some experience would be helpful.

Mr. Bethoney said that Mr. McDermott, Ms. Reilly, and Mr. Panagopoulos are from Precinct 7. Ms. Porter is from Precinct 1, as are Mr. Smith, Mr. Podolski, and Mr. Petruzziello. Ms. Haelsen and Mr. Butler are from Precinct 6. Mr. Gottesman is from out of town. This brings the make-up of the committee to 3 from Precinct 1, 2 from Precinct 6, and 3 from Precinct 7. He said the committee can always be restructured in the future.

Mr. Podolski moved to design the members of the Dedham Square Steering Committee to include representation from Precincts 2, 3, 5, and 7. Mr. O'Brien seconded the motion. The vote was unanimous at 5-0. Mr. Podolski moved to post for Mr. Gottesman's position as a

property owner in Dedham Square upon his resignation, seconded Ms. Porter. The vote was unanimous at 5-0. A letter will be sent to the individuals (Mr. Panagopoulos, Mr. Petruzzello, Mr. Gottesman, and Mr. Smith) about their interest in remaining on the committee and their confirmation). A letter will be sent to the entities (Zoning Board of Appeals, Board of Selectmen, Master Plan Implementation Committee, and Dedham Square Circle) requesting confirmation that the current members will remain, or if not, who their replacement will be. If the Zoning Board of Appeals reports that no one is interested, then they will discuss modification of the structure to support Ms. Porter staying on.

Committees on Which Member of the Planning Board Sits

After an election, the Planning Board reviews the members who sit on various committees with which it is involved, those that are subject to the Board's oversight, and those that the Planning Board believes should have representation from the Board. Mr. Bethoney said that no one is appointed to a committee for life, and members should freely express their interest in serving.

Building, Planning, and Construction Committee

Mr. Aldous is the Planning Board representative, and said he would like to remain on it, although if someone else wants to sit on it, that would be fine. The Public Safety Building is the main topic. The committee feels that the Ames project is wonderful, and the architect is doing a great job; he disagreed, saying it would have been cheaper to build a new building with the front the same as it currently is. He said the minutes were being kept by the architect, and were terrible. He has told them that they need to be correct in the event of legal action. However, the architect has continued to do the minutes. There is no administrative support for the committee as well. The latest date for completion is September, but this changes as time goes on. Mr. Bethoney suggested that Ms. Porter visit the Ames School after obtaining Planning Board identification.

Mr. Aldous said that Jack Donovan's replacement on the Building, Planning, and Construction Committee has not been named; there have been two or three meetings since his death. The committee has said they will do this "later." Mr. Bethoney said the opening should be posted and interviews held for this open position. Mr. Aldous also said that he is often informed of the meetings the day after they occur. Mr. Bethoney said this is not surprising.

With regard to the Public Safety Building, the committee has all the plans with the exception of the inside plans. He thought this may be why they have not yet come before the Planning Board. Mr. Aldous has tried to tell the committee that the Planning Board is not interested in the inside of the building. It is interested in the total building, including height, width, and direction that the fire bays are facing. The committee thinks this is the architect's business, not theirs.

Mr. O'Brien said there had been talk of putting the Fallon Ambulance service in the Public Safety Building. He said the Town pays \$1,800 a month to have them in East Dedham. Mr. Aldous said he spoke with the Fire Chief about this, and he seemed to the way it is now. He said monthly fee did not seem to matter to him.

Mr. Bethoney asked if any board member had interest in sitting on the Building, Planning, and Construction Committee. Mr. Aldous will continue on the committee. Mr. Bethoney asked that a letter be written to the committee telling them to make sure Mr. Aldous is notified of all meetings.

Capital Expenditures Committee

Mr. Podolski is currently the chair of the Capital Expenditures Committee, and would like to remain on it. He said he loves serving on it because it gives him insight into how the Town spends money. He said the other current members are Marianne Martin, Susan Fay, Andrew Pepoli, and Mark Whelan. Mr. Podolski will continue to serve on this committee

Open Space and Recreation Committee

Mr. Podolski continues as the Planning Board representative. He said the committee is about to finish the required State report, and he would like to remain on it until that is done. There is talk of creating an implementation committee, in which case, he does not want to be the representative, citing that he and a lot of committee members are burned out. He commended Stephanie Radner, who is the chair of the committee. There have been a lot of problems with the town consultant, Horsley Witten Group.

Mr. O'Brien said there needs to be more community representation for the neighborhoods. Mr. Podolski said that this committee was set up by Town Meeting, so it would have to be changed by vote at Town Meeting. Current members are Chair Stephanie Radner, Jonathan Briggs, Georganna Woods, Brendan Keogh, Dennis Cunningham, and Mr. Podolski. Fred Civian has resigned, so there is a vacancy on the committee. When Mr. Podolski is ready to resign, the Planning Board will revisit its appointment.

Master Plan Implementation Committee

Mr. O'Brien is currently the Planning Board representative, having been on the committee since its inception. He would like to stay on the committee. The Board has two members at large, W. Shaw McDermott and Michelle Persson Reilly, and one Planning Board member. Ms. Porter is currently the chair, and is appointed by the Board of Selectmen. Other members are Marty Lindeman, Ryan McDermott, Dennis Teehan, Fred Civian, and Carol Hills. Ms. Porter said she believed that the Planning Board altered the make-up of the committee two years ago, removing the Historic Districts Commission appointee because they were unable to find someone to serve.

Mr. Bethoney asked that letters be sent to Ms. Reilly and Mr. McDermott to see if they want to continue on the committee. Mr. O'Brien said that Mr. McCarthy served as a guide for the committee. He still wanted to stay on the committee, but thought there was a loss of members from other districts. The current committee seems to concentrate on only one area, and the community should have a voice in this. Mr. Bethoney said there are a lot of like thinkers on the committee, but the Planning Board could only concentrate on its appointees and the Planning Board member. Ms. Porter said it was very likely that the Master Plan Implementation Committee would be coming before the Planning Board with the suggestion of altering or adding members to the committee as it shifts into writing the new Master Plan. They are currently looking into who should be on the committee before coming to the Board. Mr. Bethoney said this needs to be considered, but there needs to be a cross-section

of participants. It needs to be determined whether the plan has run its course. The update to the Master Plan indicated what is recommended, and where implementation stands, i.e., a little bit, fully, or all. There are a lot of items that have been fully implemented. Ms. Porter said the committee has been researching best practices for development the next Master Plan and what sections need more focus. Mr. Bethoney reiterated the need for a cross-section of representation, saying that like thinking is counterproductive.

Ms. Porter said they have been trying to set up a citizen planner training collaborative to determine representation, i.e., someone from Parks and Recreation, or if this should be considered as a subcommittee. She said this would probably be done in May or June, and then they would come before the Planning Board in the fall. Mr. Bethoney asked how the public would perceive having two members of the Planning Board on the committee. He asked the Board if anyone wanted to be considered for the committee other than Mr. O'Brien and Ms. Porter; no one did. Mr. Bethoney will talk with Town Council and James MacDonald of the Board of Selectmen. He said that the sooner the Master Plan Implementation Committee makes a request to restructure, the better. He would like to see more at-large members. He would ideally like people to apply and be interviewed by a panel, possibly the Planning Board.

Mr. O'Brien thought the committee had run its course, and it is now time to plan for the future. He fully agreed that representation from other areas, as Mr. Bethoney put it "regular people" from specific neighborhoods (not necessarily each precinct), is necessary. The current committee has a lot of "experts." The new members should not have a "certain level of expertise," but should be concerned citizens. Mr. Bethoney said that if that is what the committee decides to do, it should let the Planning Board know, and come up with a plan for restructuring that would allow both Mr. O'Brien and Ms. Porter to sit on it. He was unsure whether it could be changed in the short term, but will talk with Town Council and Mr. MacDonald.

Mr. Bethoney then said that anything that needs to be enforced has to be regulatory. If the members of the committee see that there is anything in the Master Plan that it feels should be enforced at all times throughout the whole process, the Board needs to propose a zoning amendment if it believes it is the right thing to do, then bring it to Town Meeting. The Master Plan is growing into something it is not; it is a document of the Planning Board. The Board does not try to morph the Master Plan or Design Guidelines into regulatory. Mr. Bobrowski said there should be information (Master Plan) and regulation (Planning Board). Mr. McDermott wanted to make the Master Plan a regulatory document; Mr. Bobrowski thought that was laughable. The Master Plan and the Design Guidelines are not the Zoning Bylaw, but many people erroneously think they are.

The Board will discuss this further at the next meeting.

Applicant:	Panera Bread
Project Address:	725 Providence Highway
Zoning District:	Highway Business

The proposal is for transformer and menu board relocation, as well as the status of the landscaping. A plan was presented and Steven Findlen from McMahon Associates is reviewing it. No one from Panera Bread was present for this meeting.

Mr. Podolski moved to table this discussion to the next Planning Board meeting, seconded by Mr. Aldous. The vote was unanimous at 5-0.

Applicant: Early Childhood Education Center
Project Address: 1100 High Street, Dedham, MA
Zoning District: SRA

Ms. Porter was brought up to speed on this application, but will not vote on the Certificate of Action that was submitted to the Board. Mr. Mammone has given his comments. Mr. Podolski reviewed it and said it was fine, and it is ready to be signed.

Mr. Aldous asked why the Planning Board was involved with traffic since this is the job of the Board of Selectmen. Mr. Bethoney said the traffic is directly related to the approval of the project. The Board has authority when it is related to the project. The Certificate of Action states that approval is subject to approval by the Board of Selectmen, which is the street commissioner. This is noted in the conditions. Historically, the Board of Selectmen has never voted against this. The approval needs to be ready for Town Meeting for funding.

Mr. Podolski moved to approve the Certificate of Action as presented, seconded by Mr. O'Brien. The vote was unanimous at 4-0 with Ms. Porter not voting because she did not sit on this application.

Old/New Business

Rustcraft Landscaping

Mr. Sisson visited the site to review the screening of the utility boxes. He presented photos to the Board. Mr. Bethoney asked if the landscaping was done per the plan, and Mr. Sisson said it was. Mr. Podolski commented on the poor job they did. Mr. Bethoney asked if all the plants were there. Mr. Sisson did not count them but was sure they were. Mr. Bethoney said that he would not accept a landscaping plan in the future without a detailed rendering to be part of the record. Some of the small plantings, between 1-3 feet high, have not leafed out yet; these and the dogwoods are not mature yet, so they are not the right size. Mr. Podolski asked if this was to get their money back, and it is. He said he drove by the site and thought it looked crappy. Mr. O'Brien asked why they did not keep the pond. He did not understand the drainage issue because it never flowed into the street. Mr. Sisson did not know about that. Ms. Porter will review the site as well.

Mr. Bethoney said he would entertain a motion if the landscaping was done per plan. No one made a motion. Mr. Podolski said the Board should tell the owners that the plantings look crappy, are too sparse, and do not shield the transformers. Mr. Podolski said the plantings should be evergreens. Mr. Bethoney said he wants to see what it looks like when it is done, not when it has not grown. He said the plan is unacceptable, and he wants to see it more

true to life. Mr. Podolski told Mr. Sisson to tell them the Board was not prepared to approve the landscaping, and that it wants more plantings and screening. This will be taken up at the next meeting after getting a response.

Discussion Regarding Appointment of Associate Member

Attorney Peter Zahka spoke with Mr. Bethoney today. He has several Special Permit projects, and is concerned about Mr. Bethoney needing to recuse himself from these. He inquired about appointment of an associate member. There are actually ten Special Permits pending. Mr. O'Brien agreed that this was necessary, particularly since there is a possibility that he cannot attend the next meeting. Mr. Bethoney said that an applicant needs four out of five votes for a Special Permit, and that if there are recusals, there would need to be a unanimous vote. He asked the Board about this and it agreed that this is the time to have one.

Mr. Bethoney said the Board needed to vote on whether to have one. It would then need to post the position; Ms. Baker will be contacted on the posting requirements and the time it would take. The Board will be informed of this, and then discuss how to proceed. He would need to discuss with Town Council what the associate's responsibilities and duties are. Mr. Podolski said he would like to do it on the basis of Town Council's opinion. Mr. Bethoney will call Town Council tomorrow. Mr. Zahka will be informed of the plan.

New Town Planner

Jarret Katz's resume was presented to the Board. He will start on May 14, 2018. Mr. Podolski said he will need to get up to speed on the projects. Mr. Katz works for the Planning Board in Woonsocket, Rhode Island, and lives in Quincy, MA. His first job was more environmental planning, and he wanted to be a municipal planner. His references were excellent, particularly his work ethic and his work abilities. Mr. Bethoney said he needs to come to Town Meeting; he will be informed.

20-30 Milton Street, Mixed-use Building

Mr. Bethoney recused himself from this discussion due to a professional relationship between the agency at which he works and the applicant. He did not participate in any discussion of the proposal, nor was he present in the meeting room. He reminded Mrs. Webster to put the committee assignments on the next meeting. Mr. Podolski assumed the chair.

Mr. Podolski said that Renato Reda is proposing a mixed-use building in East Dedham next to the Dunkin Donuts. He proposes razing the building and building a new one with commercial/retail on the first floor and apartments on the second floor. His initial plan was for three stories. He will advise Michael McKay, AIA, to review the East Dedham Design Guidelines. As part of the project, the big hole in the middle of the Dunkin Donuts lot will be removed.

Woodleigh Road, Subdivision

Mr. Podolski said that the base of Woodleigh Road passes through a very wet area. Mr. Sisson said that Mr. Zahka will be filing with Conservation Commission regarding stormwater

issues. There are no changes to the lots, just modification of the stormwater issues. Mr. Zahka will elaborate on this at the next meeting.

Mr. O'Brien moved to adjourn, seconded by Mr. Aldous. The vote to adjourn was unanimous at 4-0; Mr. Bethoney did not vote to adjourn, having recused himself from the last without issues and leaving the meeting room.

Respectfully submitted,

Robert D. Aldous
Clerk

/snw