

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
Ralph I. Steeves, Associate Member



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PLANNING BOARD
MINUTES

July 26, 2018, 7 p.m., Lower Conference Room

Present: John R. Bethoney, Chair
Michael A. Podolski, Vice Chair
Robert D. Aldous, Clerk
James E. O'Brien IV
Jessica L. Porter
Ralph I. Steeves, Associate (Public Hearings only)

Staff: Jennifer Doherty, Administrative Assistant

At 7:03 pm 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.

**** These minutes were reconstructed from the handwritten notes of Administrative Assistant Jennifer Doherty. The tape recorder usually used for minutes broke that night, and Dedham TV was not in attendance. These notes are the only record of that night's proceedings.**

Applicant: New Cingular Wireless PCS, LLC
Project Address: 8 Industrial Drive
Zoning District: LMA
Representative(s): Tim Greene

Tim Greene from Cingular Wireless d/b/a T-Mobile. Installation at smokestack – minor modification, 3 antennas, existing, grey - no height increase, move some antennas.12 currently, network upgrades for first responder systems.

Mr. Findlen Peer reviewer: Town Planner is not here. On behalf of Planning we do review.

John Bethoney: Do you need a peer review on this?

Mike Podolski: What would we do?

Steve Findlen: Parking, screening, aesthetics? Structural component.

Bob Aldous: 2015 was the last time we looked at it. How well is the ground wire holding up and what size is it? We want it sized bigger. Copper ring around top – please check.

Time Greene: We will check.

Bob Aldous: Make sure the grounding is ok.

John Bethoney: Please confirm size and grounding.

Jessica Porter: Adding signals, does it produce an impact?

Tim Greene: Does not help this neighborhood prevent those?

John Bethoney: Submit to McMahan – check on 3 things – we will continue until the 9th or the 23rd.

Applicant:	Charlesbend, LLC
Project Address:	255 West Street a/k/a Cottage Circle
Zoning District:	SRA
Representative(s):	Peter A. Zahka, Esquire

Request for Covenant Release

Peter Zahka - Jarret Katz confirmed project completed, sale pending. Confirmed built as planned and recommended.

Mike Podolski: Do you have the documents?

Jennifer Doherty: Yes, I do.

Jay O'Brien: Comments on project favorably

Mike Podolski: Beautiful project, came out well.

Motion made by Mike Podolski to release the covenant. Motion seconded by Bob Aldous. All in favor, Motion passes 5-0.

Applicant: Concinnitas Corp and Collis, LLC
Project Address: 219 Lowder Street
Zoning District: SRB
Representative(s): Peter A. Zahka, Esquire

Scoping Session

Scott Henderson from Henderson Consulting, Brian Donohue, Architect, Peter A. Zahka, attorney. Concinnatas Corp and Collis, LLC.

65,000 square feet in Single Residence B zoning district Planned Residential Development per Section 7 of Town of Dedham Bylaw. Multi step process. Planning is first for review and recommendation, comprehensive plan.

Level 1 – more detailed site development plan. Not adding, not larger, bylaws indicate follow subdivision procedures – eliminate requirement, do not need 50 feet right of ways, eliminate internal property issues. Demonstrated dwelling units cannot exceed 1.5 times the dwelling units. 20% of land must remain natural. Attempted to involve neighbors in planning.

The developer met with a lot of abutters and looked at options. Jim Hoper and Jake Upton are abutters.

Scott Henderson, Henderson Consulting spoke: Intersection of Lowder Street and Wompatuck in SRB. Frontage on Wompatuck and Lowder. Lawn landscaping, various development options. Option five acre lots, viable option. Various other options. Looked at many different options for building. Decided best option Planned Residential Development with 7 units yield. 17 spaces below grade parking in garage. Loop entrance once way. Four guest spaces above ground. Stormwater Management, underground infiltration. Perimeter shaded landscaping. Keep as many trees as possible, engaged John Haven for landscape design.

Single Family program for the PRD – four or five curb cuts. Compressing units reduces overall volume. 15,000 or 16,000 square feet parking below ground reduces footprint.

Brian Donohue, Architect from Quincy: Natural progression is the best solution, would like to look like a stately home that was always there. What kind of style? Shingle style, New England Style. Cues are asymmetry, cedar shingles, etc. Elevation shows view from Wompatuck, A frame, hip roof. Seven units, four and three, 1,700 – 2,000 sf, 2 bedrooms and 2.5 bath in some. Discreet engineering will not show, it will be hidden.

1st floor = 4 units

2nd floor = 3 units

Ridge line from 1st floor – 33 feet.

Peter Zahka: Hoping to receive a recommendation before the November Town Meeting if possible. Warrant closes early September.

Mike Podolski: Footprint?

Answer: 8,500 square feet, total = 15,000 sq. ft of living, hallways, elevator. Wide cross length, 120 feet long.

Mike Podolski: Proposing to decrease building from five to one? Could be 5 sq. ft. height?

-One way in, one way out, dedicated entrances, preserve trees, 21 total parking at least 2 per units plus more above. Bylaw is 1.5 per unit, so well in excess – 3 per unit.

Is the neighborhood aware? Was there significant pushback?

Concinnatas Corp: On balance they understood house is going to go. Purchased December 2017 when owner died.

Mike Podolski: Paving stone walking area on Wompatuck to connect to Lowder for connectivity? Consider sidewalks.

Scott Henderson: We are considering internal walkway to connect, just did not detail yet.

Bob Aldous: Starting 5 building lots?

Peter Zahka: Legally it will become a single lot – no further building could not happen.

Jay O'Brien: For rest of town, what could be there?

Concinnatas: Could have five houses, clear entire lot outdoor lot, play area, everything would have to go – driveways and walkways would need to constrict.

Jessica Porter: Height of current house?

Concinnatas: This structure will be 2-3 feet lower than existing house. We will need to blast for underground parking, it is critical for plan.

John Bethoney: In SRB zoning can use ANR lot – typical average lot size is 12,000 – 13,000/1/2 acre towards High Street – 30,000 in some cases.

This would have dedicated open space, requirement is zero. Typical house in neighborhood does not have this landscaping. Curb Cuts improves pavement. Sounds like we are vilifying Single Family Residential – Planning and Zoning book will not be needed. Creating a condo development in a well-established neighborhood.

Jay O'Brien: As a planner, maybe this is a progressive idea.

John Bethoney: This is just a scoping session, these are just my thoughts.

Jessica Porter: I was looking at it different. Fascinating perspective – across the street.

Jay O'Brien: Underground parking makes the building because you don't see it.

Peter Zahka: The zoning laws have served the purposes that they are intended to serve – town serving what it is supposed to be.

John Bethoney: Audience want to be heard – this is a scoping session only.

Resident Ian Hart – 75 Harvard Street – Would affordable housing be incorporated? What is criteria for affordable housing?

John Bethoney: Would we like to address this?

Peter Zahka: Rarely do we see affordable housing being offered in anything under 10 units. Affordable housing component – density well above 1.5 times what you would do. The State establishes sale price, sell well below what it would cost to build.

Jake Upton, 199 Lowder Street – Very active discussions in neighborhood, series of conversations with Greg. There is a range of views but the consensus is they see the benefits, appreciation for the quality and detail the developer has. Majority would vote yes.

Peter Zahka: Minimal Peer Review on concept plan. Asking for no need for a traffic report. Requires Peer Review, quickly please.

Scott Henderson: Prior to Town Meeting we had initial peer review of concept plan, did not include traffic or engineering – after Town Meeting we did have.

Mike Podolski: After concept plan and approved at Town Meeting – would we then have a full peer review?

Peter Zahka: There were issues with the first residential project that are not relevant here.

John Bethoney: We will see you back here with the concept plan.

The Board then took a short break.

The Board resumed.

Applicant:	Delapa Plaza East
Project Address:	270-290 Bussey Street
Zoning District:	CBD
Representative(s):	Peter A. Zahka, Esquire

Peter Zahka:

On behalf of the applicant Jim Sightman – Delapa family. Jim Devillis, Doug Ineno, Ken Cram of Bayside Engineering. Continuance of Public Hearing from several weeks ago, questions and directions from the board – thank the public “you’re still waiting”. From the first hearing this is the longest project I have ever worked on. Started in 2007, many over the last 11 years. District represents old Avery School - Alivardi – near post office. Norwood. Before the rezoning we submitted it was the General Business District, then it was rezoned and became the Central Business District.

John Bethoney: How did that zoning change?

Peter Zahka: East Dedham Community worked with the Planning Board to put it into place. This project has evolved – initial was well over 150 units. Come forward mixed used development this was the first of its kind. Now 26 units. Was less than 1% landscaping, now increased to over 10% landscaping and community space. Meetings with 2-3 town planners. In

February of this year formal filing was made. The Planning Board retained McMahon for Peer Review. Looked at the safety and found 19 issues running the gamut. We have gone back and forth with the Peer Reviewer and at last report we have adequately addressed these issues. We have started the process with the Conservation Commission. It has been reviewed by the Fire Department. They did an Auto turn with the fire trucks and they can get in and out. Reviewed with Dedham Engineering for Structural. The building design has evolved per the 2017 East Dedham Design Guidelines. This project confirmed to those, only project where in writing conforms and satisfies the Dedham Design Guidelines. Building footprint being reduced. Adding 26 residential units. Mr. Delapa grew up in East Dedham, spoke little English, did not forget he grew up there. He owns significant portion of East Dedham Square and he wants it to be the envy of all Dedham, he wants to bring extensive improvement, he wants to give back. There are a number of items that make it more community friendly. The ATM machine has to stay due to the lease agreement, but it is significantly enhanced, focal point of gathering, additional landscaping.

Jim Devillis: Comments from Engineering Department, we responded to Jason's comments, he answered these – refer to notes from Jason and Jim gave. Entrance from Sawmill, will move during construction. Additional spot shots provided. Three eight yard dumpsters, recycling and 2 trash, we added Flagpole and bike racks. We added bike racks in front. Kiosk rebuilt, sitting areas, flagpoles, 1800 sq. ft lost a couple of parking spaces – pocket park by fire station patio paves, bushes balances. Pocket park would lose more spaces if we did. Formally responded to this on Tuesday.

Steve Findlen, McMahon Associates: Services paid for by the applicant. Goal is to make sure it conforms to the bylaws. February was the initial filing. There were 19 issues with a full traffic study done. We looked at traffic, lighting, snow storage, loading, landscaping, vehicular safety, handicap access, safety above all else. Strict requirements.

- A. Parking was one issue – asking for a waiver for the number of spaces
- B. Safety per the Fire Department – Satisfied
- C. Cars can move sufficiently, flow, stop signs, paramount markings – they have.
- D. Trash Loading – Dumpsters -how will they get in and out?
- E. Delivery vehicles – provide auto turns
- F. Snow Storage – Yes
- G. Landscaping – adding 10,000 sf. Bylaw has a 15% requirement – this site is adding more than 10% above, did confirm.
- H. Site Lighting – lit correctly, yes.

From his perspective the project has come a long way and they have 19 yeses.

John Bethoney: Do you believe this is a safe plan?

Steve Findlen: Yes

Jessica Porter: Parking spaces opposite entrance on Bussey Street – how is the circulation?

Steve Findlen: Yes, it is satisfactory

Bob Aldous: The lighting is done well.

Doug Ineno, Ineno Architects of Framingham: Has evolved from 4 stories to 3 stories. Consistent with what East Dedham wants. CVS is anchor store, rear is in need of core. Last meeting talked about different ways to address design and make it vital. Brought real bricks. Store fronts, lot of glass. Pedestrian level, store base, arcade, sign lights, consistent with character. Clearly articulated second and third floors. Clearly articulated the change between resident and retail in the building façade, not featureless. Samples were shown to DRAB and they wanted it softened. Significant changes to the ATM area – landscaping, sitting, kiosk more focal point, enhances greatly. Design Guidelines focus safety, circulation, placement of building, breaking up the façade, not a block like building, enhances the historical nature of it. Modernized condensers, noise minimalized, so won't see, tucked into the roof, muntin in windows. Clearly defined pathways into street, landscaping breaks up the façade. Lighting is more consistent with the guidelines, gooseneck lighting.

Jay O'Brien: Is one elevator OK for Building?

Doug: Yes, usually 1 elevator for 80 units, this is 26 units.

Jay: Neighbors on Emmet Ave feel crowded and gave a petition.

Mike Podolski: Is the dumpster enclosed? Has the location of it changed or is it the same? And where is the HVAC?

Doug: The condenser is on the roof, between the 2nd and 3rd floors. The dumpster is enclosed and in the same location.

John Bethoney: It is not a full roof, it is a flat roof and enclosed.

Doug: if you think of it like a bathtub in the middle so you cannot see it.

Mike Podolski: What about the sound from it? Can you further soundproof it? Also, the landscaping behind the building, how is it going to look from the rear from Motherbrook Residential? Adding more landscape in the rear, how much of the building can you see?

Doug: The idea of the HVAC being that was is to further soundproof it, it helps.

Jessica Porter: How did DRAB feel about the proposal?

Doug: We made the changes they asked for.

Jessica Porter: For the ATM, is there a crosswalk to the building from it to alert drivers to walkers and for safety?

Steve Findlen: The Applicant did address connectivity issues.

John Bethoney: It is to the public benefit.

Jim Devillis: We wanted to make a walkway and connect the buildings to each other to enjoy but Conservation did not want benches, etc. There is a four feet wide walkway made of stone

dust per the Conservation Commission. Removing invasive species, woodchips from past, planning on cleaning up back there within compliance of Conservation.

Unknown Asked: 4 feet walkway? How are you going to limit access from bikes, scooters, etc.?

Peter Zahka: There is a formal plan, Brian Keaney was very active in this.

Jessica Porter: Can we recalculate the landscape?

Jim Devillis: We are still at 10% - 11%.

Steve Findlen: Traffic was addressed, signal operations, additional traffic from project it will operate.

From Audience

Mr. Reed from Carey Lane: At the last meeting – visited 14 households on Emmett Ave showed guidelines to people, move the buildings forward, put the parking in the back. 12 households out of 14 agreed – just a missed opportunity. Do not romanticize who this person is.

Mrs. Jerry Roberts: Lived in Dedham over 40 years, seen it go down. Will he consider moving the building forward?

Peter Zahka: No. The project you see if what is being proposed. He is aware but this is already a major approved...

John Bethoney: If Planning denies this project then there will be no other submission.

Mrs. Roberts: I understand what Emmet Ave wants but this is our last chance to make it what....

Robert Curran, 321 Cedar Street: For the project, no financial feasibility to moving this forward.

Mrs. Theresa O'Connor Hysler, 27 Meadow St: Town meeting member, thank you to Planning. Infrastructure of present building is bad. Laundry mat brings in money, CVS makes money. I have respect for the man, but it is really sad to see what we live with here. Feel like this is a bullying way to go to the community. He should work harder with the community. She would like to see him move the building to the front, have more landscaping and lanes in the back for parking, and green spaces.

Peter Zahka: Down to 142 parking spaces. Residential designated = 26. Excess of 115 spaces.

Ellen Birken, Emmett Ave: It should be a historic village, intimate mill town. Oldest canal in North America, built in the 17th century to connect with Charles River. We all walk to the strip mall.

Rita Mae Cushman, 121 Garfield Road: Mr. Delapa did a good job - I hope you let him do it.

Brian Keaney of Harvard Street: Had discussions with Charlie Kruger discussions in the work for walkways. Fully supportive of project as presented.

Mike Podolski: Do you really think the guideline implementation gives us the right where to build his building? It is a guideline.

Virginia Brose, Myrtle Street? Exit to be Sawmill Lane

Charlie Kruger: He has not been Mr. Rogers. Three strikes and we are out. Project should be approved.

Mr. Hysler, Joe, 27 Meadow Street: Chair of Motherbrook – we support in principal the redevelopment of East Dedham Square. I have been involved in all of these guidelines. Thank you for all the work you have done to get us to this point. We support the project in principal. We know they are just guidelines. Long term maintenance and management – no follow through.

Mike Keller, 7 Columbia Terrace: This is great stuff for East Dedham. You don't want to lose this opportunity. Let's get this thing done.

Ms. Roberts: Business owners – will they be able to stay in business during this?

Peter Heller, Emmet Ave: Signed petition, he will have incentive to keep it nice.

Peter Zahka: Urge to close the Public Hearing. At next meeting formalize corner, decision to be drafted.

John Bethoney: Affordable housing – area behind Fire Station for public parking, reserve rights to talk about these items.

Jessica Porter: Submit more formal plans for the pocket park.

Motion made by Mike Podolski to close the Public Hearing. Motion seconded by Bob Aldous. All in favor, 5-0. Public Hearing closed.

Motion made by Mike Podolski to continue to August 9, 2019, motion seconded by Jessica Porter, all in favor, 5-0.

At this time Jay O'Brien and John Bethoney left the meeting. Jay O'Brien had to leave, and John Bethoney excused himself due to a conflict of interest in the next meeting matter.

Mike Podolski took over as Chairman for the next portion of the meeting.

Old Business/New Business

360 Washington Street, Supreme Development

Insubstantial Modification, letter from DPW, adding additional planters, increase the landscaping. Adding three decorative light posts. Had telephone poles taken down and moved wires underground. Not requiring abutters notice.

Bob Aldous made a motion to approve, Jessica Porter seconded the motion. All were in favor. 3-0. No Peer Review needed, and no abutters notices needed.

Motion to adjourn was made by Bob Aldous at 10:50 pm and seconded by Jessica Porter. All were in favor, 3-0, and the meeting was adjourned.