

DEDHAM MASTER PLAN 2030 COMMITTEE

Agenda

- 7:00 Welcome & Introductions
- 7:15 Roles & Norms
- 7:30 Background Presentation
 - What is a Master Plan?
 - Past Plans & Studies
- 7:45 Master Plan 2030 Scope of Work & Timeline
- 8:15 Committee Communication & Logistics
 - Co-Chairs/Clerks
 - Next Meeting(s)
- 8:30 Public Comment
- 8:45 Adjourn



ROLES & NORMS

What values and behaviors are important to us as a group that will be working together for the next 18-24 months?

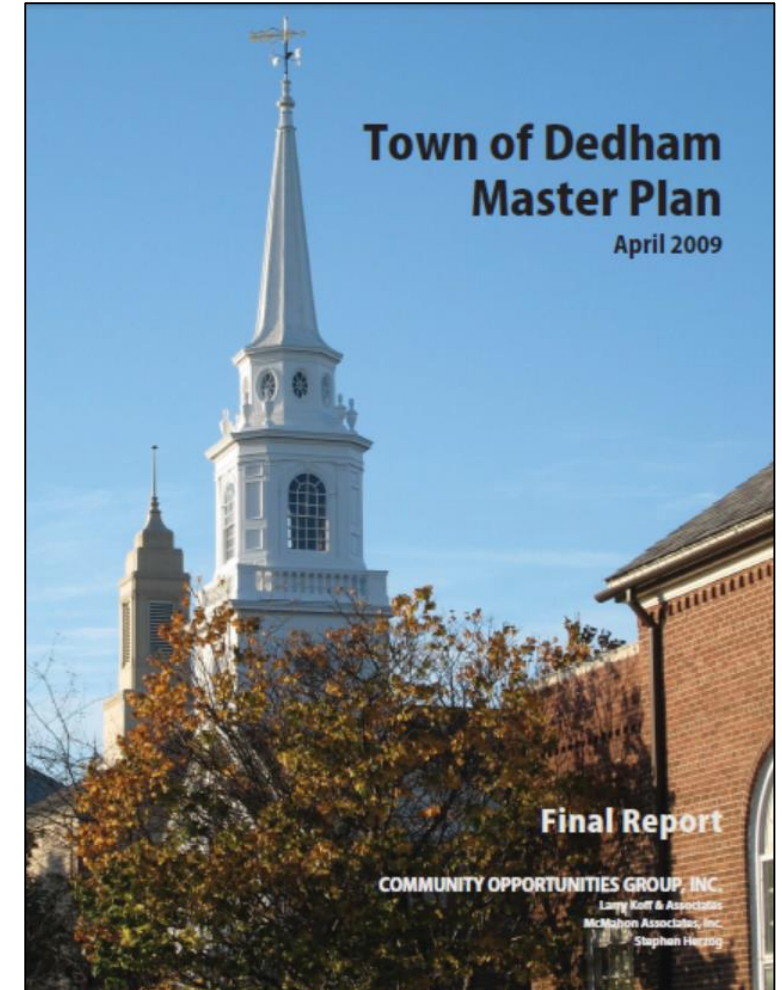


WHAT IS A MASTER PLAN?

- A future vision and policy guide for the Town
- Plan for a community's physical evolution
- Comprehensive analysis of all
- aspects of community development
- Long-range (typically varies from five to 15 years)
- NOT a zoning bylaw or regulation
- Public policy document

HELPS COMMUNITIES:

- Vision to manage growth and change
- Provide for orderly and predictable development
- Protect environmental resources
- Set priorities for developing and maintaining infrastructure and public facilities
- Strengthen local identity
- Create a framework for future policy decisions
- Promote open, democratic planning
- Provide guidance to land-owners, developers, and permitting authorities



WHAT IS A MASTER PLAN?

Under M.G.L. c. 41, §81D, Planning Boards are required to prepare a master plan with the following elements:

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- Natural & Cultural Resources
- Open Space & Recreation
- Services & Facilities
- Circulation
- Implementation

Under Dedham Bylaws, the following additional elements are required:

- Study/evaluation of the current Open Space Plan
- Study/evaluation of the current Zoning By-Laws
- Study/evaluation of the rules and regulations of all other Town commissions and boards



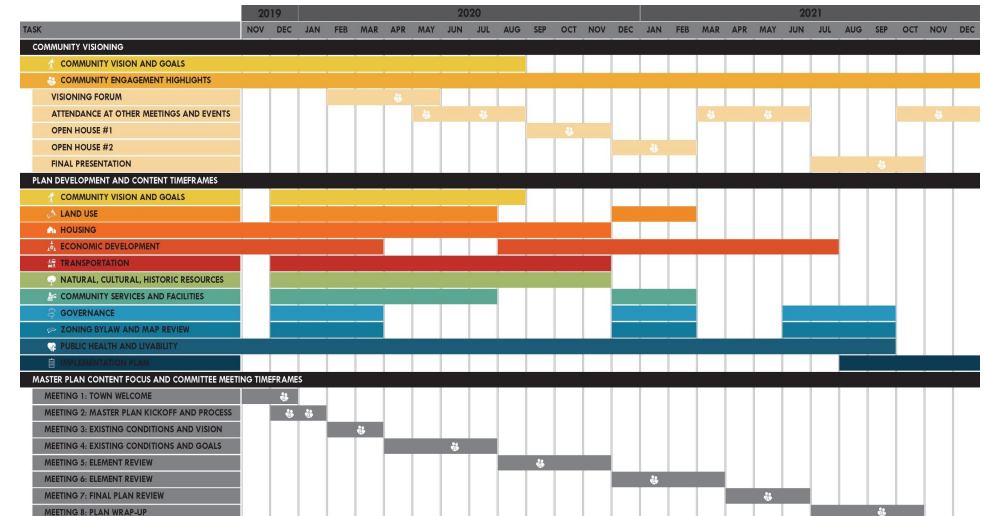
“We usually do our long-range planning at the last minute”



PROCESS TIME FRAME

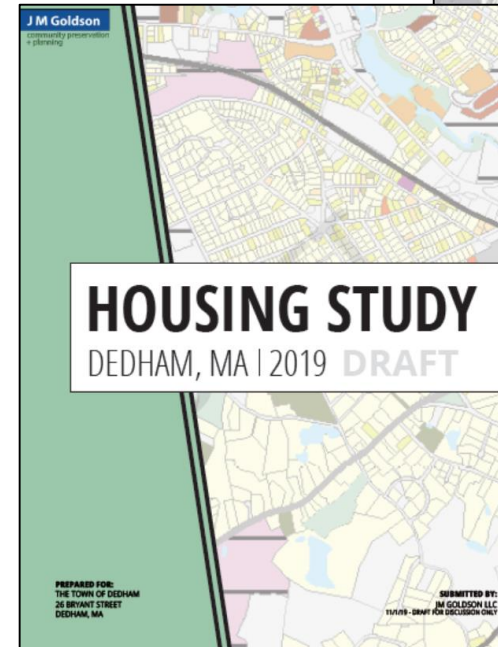
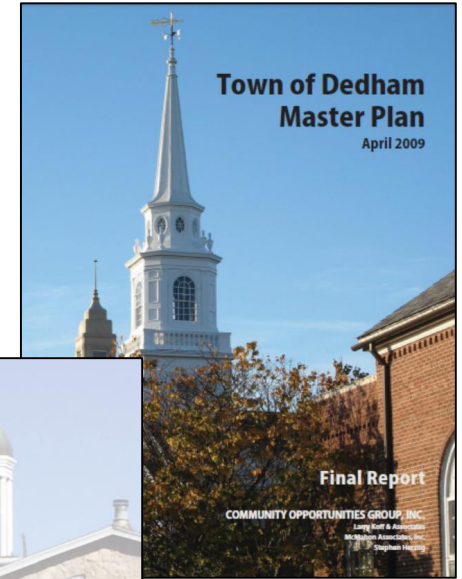
Between one to three years, depending on...

- Local capacity
- Who's in charge?
- Public process
- Community characteristics: size, make-up, complexity
- of land use pattern
- Age and relevance of existing master plan
- Degree of agreement or disagreement about major community issues
- Catalysts for master plan process
- Planning and zoning track record
- Perceptions of local government
- Form of government
- Budget



PAST STUDIES

- Town of Dedham Master Plan, 2009
- Redevelopment Options for Dedham Square, 2013
- Demographic Projections for the Town of Dedham 2010-2040, 2013
- Enhancing Creative East Dedham, 2014
- Dedham Affordable Housing Production Plan, 2016
- Dedham Corporate Station: Creating a Connected Neighborhood, 2017
- Master Plan Update, 2017
- Design Guidelines for East Dedham Square, 2017
- Dedham Square Design Guidelines, 2018
- Open Space and Recreation Plan, 2019
- Housing Study, 2019
- Climate Action and Resilience Plan, 2020
- Mixed Use Development Study, 2020
- Providence Highway: Create a Better Corridor

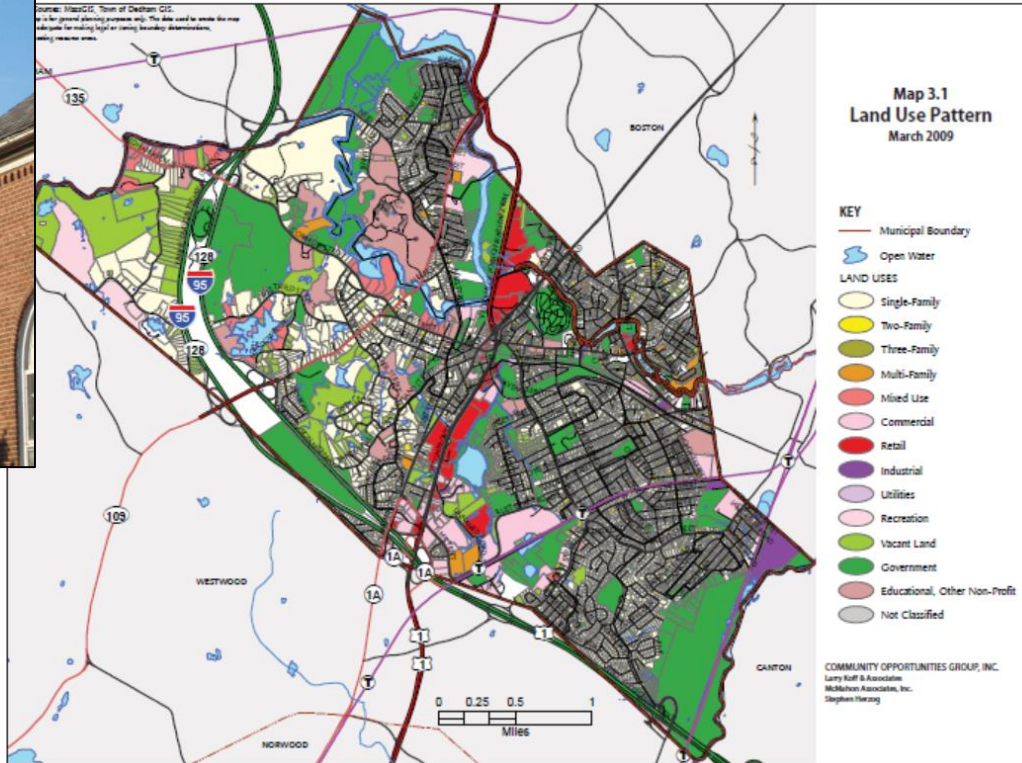
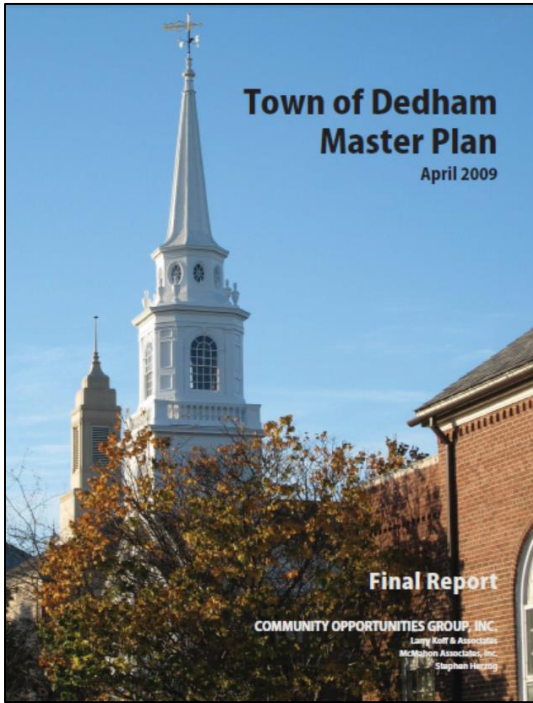


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TOWN OF DEDHAM MASTER PLAN, 2009



PHASE I

Action: Establish a Master Plan Implementation Committee.

Primary MP element: All

Related MP elements: All

Leadership responsibility: Board of Selectmen, in consultation with the Planning Board

Support: Planning Board, Town Administrator, Planning Director

Resources needed: Citizen volunteers and existing staff

Discussion:

Although many people think that implementing a master plan is mainly the responsibility of a Planning Board, master plans involve far more than land use and zoning. Communities with many boards and committees – like Dedham – are more likely to succeed with master plan implementation if they establish a coordinating committee to keep the implementation process moving forward. This will be particularly true once the initial implementation period has passed. In consultation with the Planning Board, the Board of Selectmen should appoint a Master Plan Implementation Committee (7 to 9 members). Possible members include, but are not limited to, representatives from: the Board of Selectmen, the Finance Committee, the Planning Board, the Conservation Commission, the Zoning Board of Appeals, the School Committee and citizens at-large. The Committee's charge should include the following responsibilities:

- Serve as a resource to town departments and boards to assist with interpreting the master plan and implementing recommended actions;
- Guide the implementation process by coordinating actions that require participation from multiple departments and boards, making periodic reports to Town Meeting, and generally providing oversight, technical assistance, and advocacy;
- Assist with public outreach and education needed to implement the plan;
- Support funding requests for master plan implementation; and
- Ensure that the master plan remains a "living document" by reviewing the status of master plan implementation and the continued relevance of master plan recommendations, and make proposals to the Planning Board as needed to amend or modify the implementation plan.

Action: Integrate master plan implementation within the Town's annual goal-setting process.

Primary MP element: Governance

Related MP elements: All

Leadership responsibility: Board of Selectmen

Support: Town Administrator, Planning Director

Resources needed: Existing staff



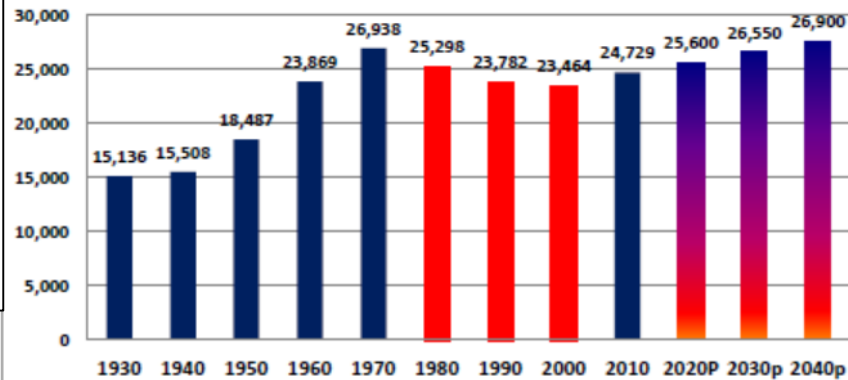
DEMOGRAPHIC CHANGES 2010-2040

Demographic Projections for the Town of Dedham, Massachusetts 2010-2040

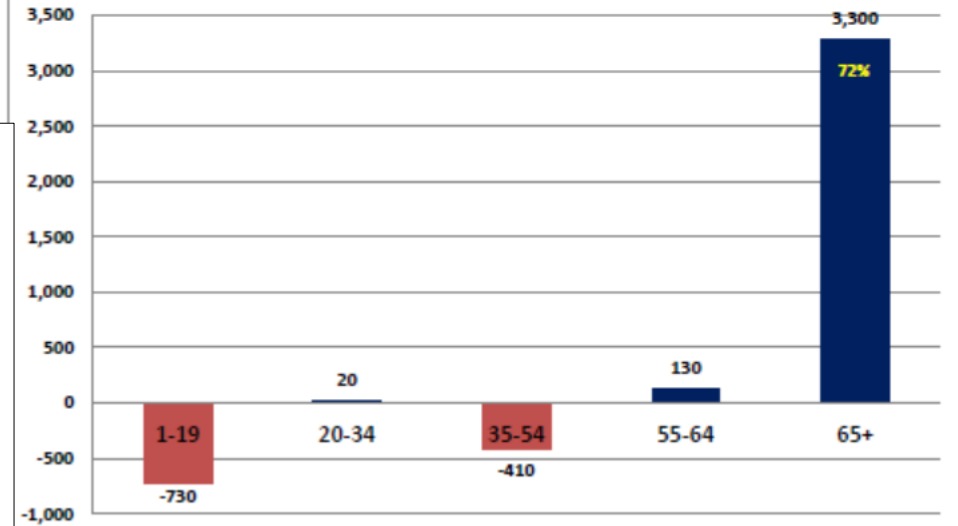
Barry Bluestone
December 1, 2013

Northeastern University
Kitty and Michael Dukakis Center
for Urban and Regional Policy

Town of Dedham Population Projected to 2040 1930-2040



Town of Dedham Projected Change in Population by Age Cohort 2010-2040



“Dedham will hardly be alone in experiencing such a demographic revolution over the next three decades...all (Greater Boston communities) will have to plan for demographic change which will affect most aspects of town life.”



MASTER PLAN UPDATE, 2017

2009 MASTER PLAN UPDATE



Prepared by the Master Plan Implementation Committee:

Fred Civian
 Carol Hills
 Marty Lindemann
 William Shaw McDermott, Chair
 Ryan McDermott, Vice-Chair
 James O'Brien
 Jessica Porter, Clerk
 Michelle Persson Reilly
 Dennis Teehan, Jr.

May 15, 2017

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	Action	Done	In Progress	No Action
9.6	Consider Using Tax Increment Financing (TIF) Agreements to Support Business Development	X		
9.7	Undertake a Comprehensive Appraisal of Permitting Procedures, Marketing and Promotion			X
10.1	Continue to Develop and Institute a Capital Improvements Plan Process	X		
10.2	Create A Full-Time Facilities Manager Position for All Town and School Properties	X		
10.3	Develop asset management policies to dispose of surplus municipal property			X
10.4	Continue to Fund Capital Improvements Through Responsible Assumption of Non-Exempt Debt	X		
10.5	Continue to Seek Grants to Support Capital Improvements on A Project-By-Project Basis	X		
10.6	Encourage an Association of Dedham's Neighborhood Organizations			X
10.7	Continue to Scope the Town's Funding Needs, Match with Prospective Grants, and Dedicate Staff Time to Pursue Them			X
11.1	Review the Dedham Town Charter	X		
11.2	Improve the Development Review Process and Issues Surrounding Permitting in General		X	
11.3	Improve Representative Town Meeting by Instituting a Training Program for Town Meeting Members	X		
11.4	Undertake Strategic Effort to Improve the Town Website	X		
11.5	Have A "Point Person" Within Town Hall to Communicate with Neighborhood Groups, Maintain Contact Information, and Post Information About the Groups on The Town Website			X
11.6	Annually Review the Number of Boards and Committees in Town Government, Determine Their Continued Relevance, and Disband Committees That Are No Longer Needed			X

and the cost of living in Dedham remained high compared to other cities outside the Greater Boston region.

8.7 Identify Town-Owned, Tax-Title Properties that May be Redeveloped to Address Housing Needs

Status: No action

Dedham should identify town-owned land and properties (including tax-title property) that may be suitable for development or redevelopment to meet needs such as affordable elderly housing, affordable family housing, "starter" homes, or other types of housing identified in a needs assessment. Through a Request for Proposals (RFP) process, Dedham may be able to attract interest in development of such properties.

8.8 Complete a Housing Plan

Status: In progress

Town Housing Plans critically analyze the housing needs of residents, identify opportunities to meet those needs, develop strategies for meeting defined gaps and identify action and "leads" to do that work. While Dedham's Executive Order 418 Community Development Plan includes a housing component, it appears to the Master Plan Implementation Committee that this component exists on paper only and has not been used by any Town department to address housing needs.

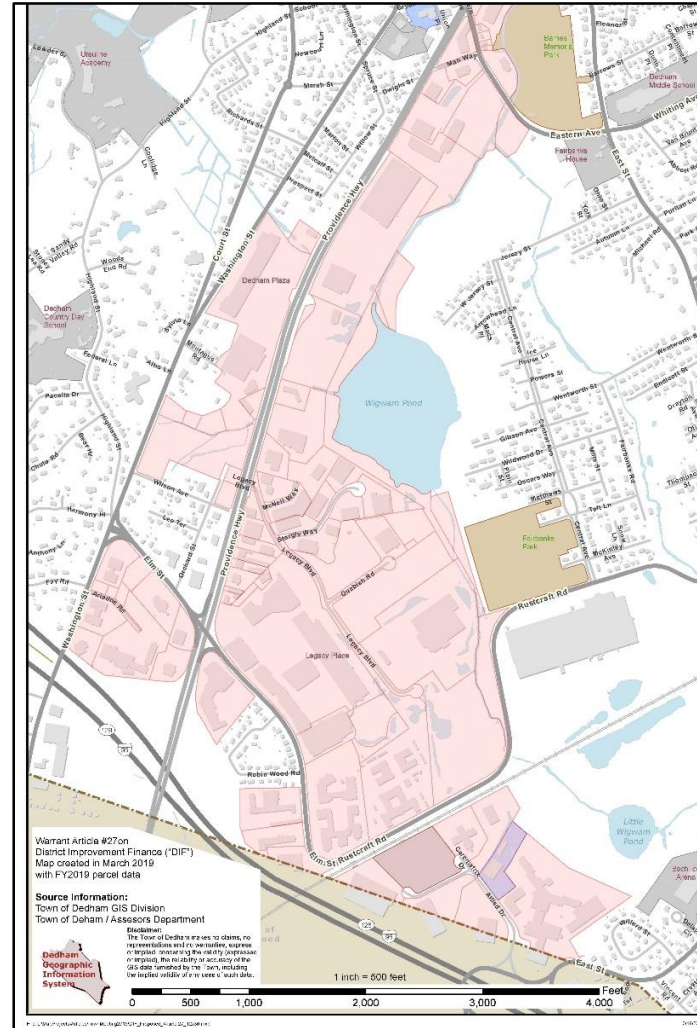
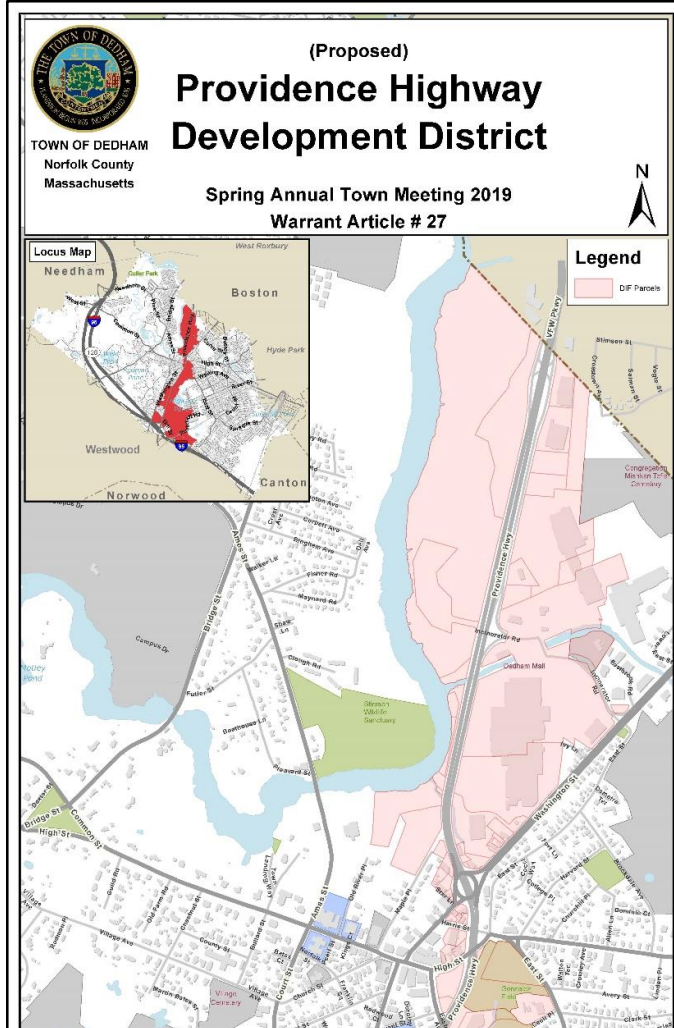
Housing needs in Dedham that have been identified by the Planning Board, Livable Dedham, and the Master Plan Implementation Committee include expanded housing options for Dedham seniors (e.g., downsizing opportunities, over 55 housing developments and expanded assisted living and similar facilities); exploring increased density in the already developed Legacy Place area and in areas adjacent to the Dedham Corporate train stop; and providing affordable housing options for Dedham residents.

A housing plan with a thorough needs assessment, strategies to address identified needs, and clearly defined responsibilities for specific actions would help Dedham determine what actions it wants to take to address these housing needs in a way that is best for Dedham.

The Committee also notes that the percentage of affordable housing units in Dedham continues to decrease to just above 10%. When we go below 10% outside developers may once again choose to use the state's "40B" law to sidestep local development rules and build large housing complexes - multi family or single-family - in Dedham.



PROVIDENCE HIGHWAY: CREATE A BETTER CORRIDOR, 2020



DEDHAM MASTER PLAN 2030

Scope of Work-Objectives

- Local and regional planning studies, as well as market conditions, suggest continued strong demand for a variety of housing and job creation in Dedham. The Master Plan process should stimulate open discussion about how best to accommodate this potential growth;
- The idea of planning from a Public Health or “livability” perspective should be woven throughout all elements of the 2030 Master Plan, rather than in a stand-alone section; and
- A robust public process and creative engagement to ensure the 2030 Master Plan fairly reflects the community.

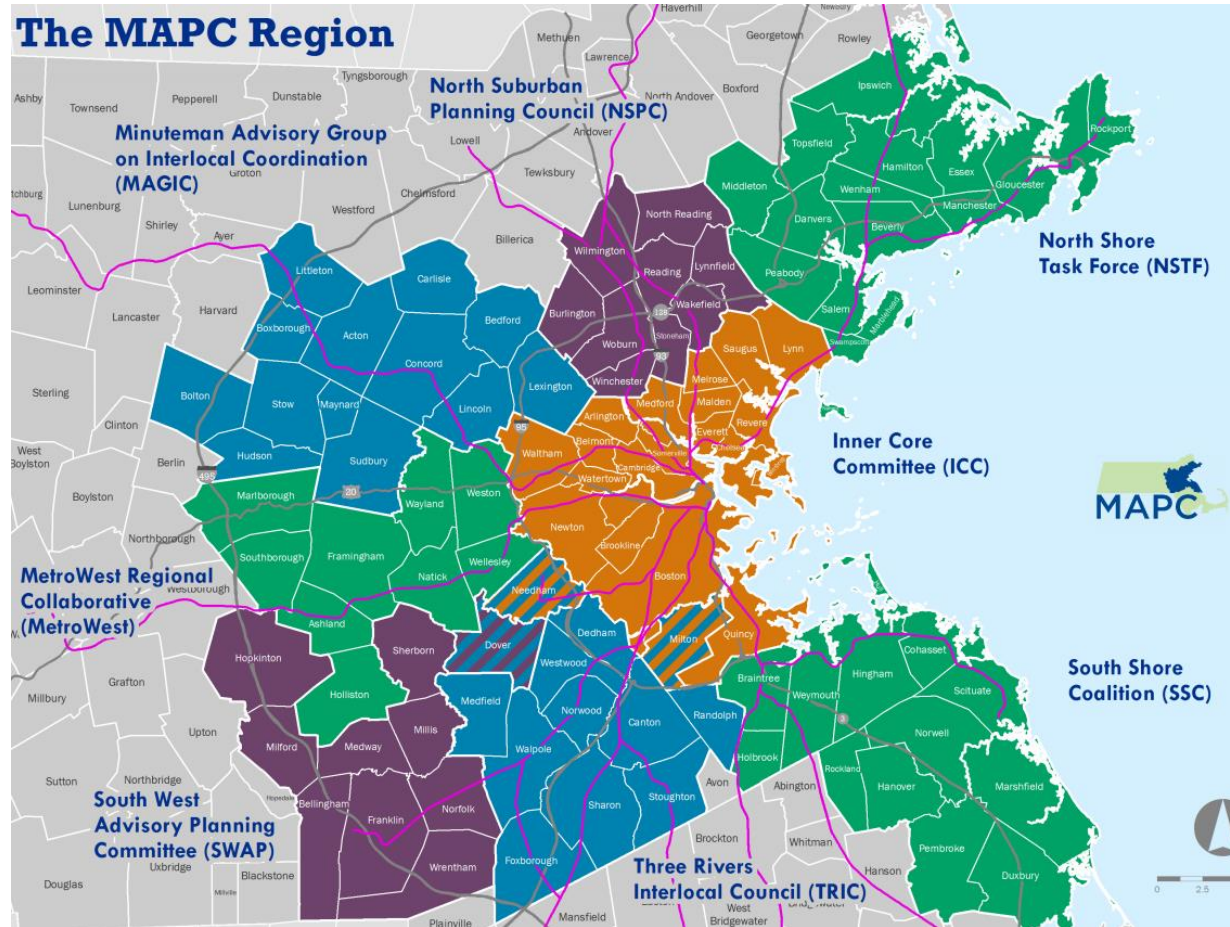
DEDHAM MASTER PLAN 2030

Scope of Work

- A concise, yet comprehensive, graphically based document designed to provide a basis for decision-making about the Town's future.
- Articulates an easily understood vision of the Town's future, which is crafted from a wide and varied range of community perspectives, past and current studies/plans and offers an aspirational outlook; and
- While grounding that vision in a clear and creative, specific, realistic, and cost-effective implementation strategy.

DEDHAM MASTER PLAN 2030

MAPC



DEDHAM 2030 MASTER PLAN COMMITTEE
December 11, 2019

DEDHAM MASTER PLAN 2030

MAPC Team



Ralph Willmer, FAICP
Principal Planner
Project Role:
Principal-in-Charge



Josh Eichen
Senior Planner
Project Role:
Economic Development



Courtney Lewis
Regional Land Use Planner
Project Role:
Natural, Cultural and Historic
Resources; Community Services
and Facilities



Josh Fiala, AICP AIA
Principal Planner
Project Role:
Project Manager,
Vision; Land Use;
Implementation Plan



Alex Koppelman, AICP
Regional Housing and
Land Use Planner II
Project Role:
Housing



Mark Fine
Director of Municipal
Collaboration
Project Role:
Governance



Carolina Prieto
Community Engagement
Manager
Project Role:
Community Engagement



Travis Pollack, AICP
Senior Transportation
Planner
Project Role:
Transportation



Barry Keppard, AICP
Public Health Director
Project Role:
Public Health and Livability



Mark Racicot
Land Use Planning
Director
Project Role:
Zoning Review



Lily Perkins-High
Analytical Services Manager
Project Role:
Data/Mapping



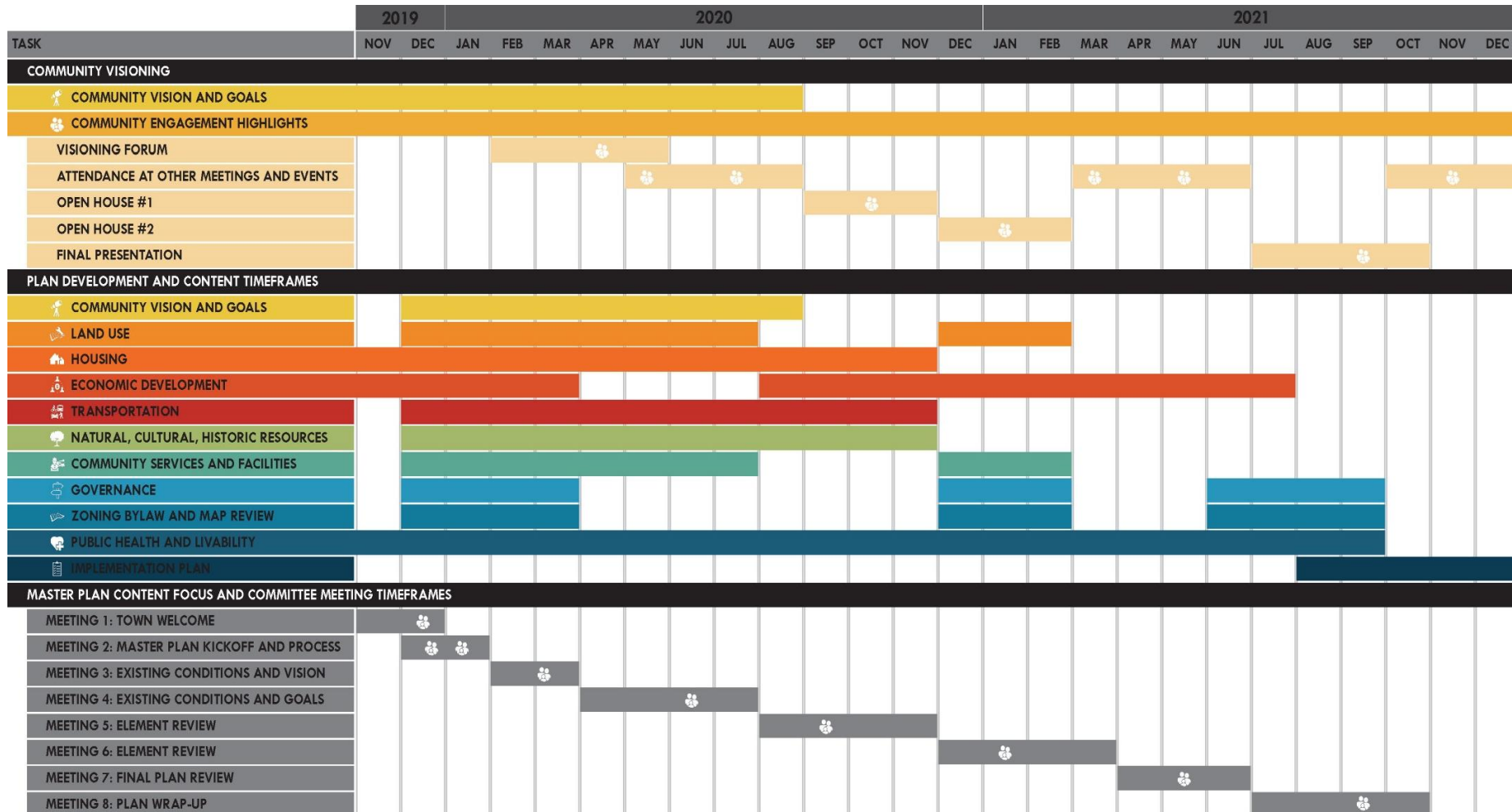
Town of Dedham 2030 Master Plan

12/04/19



DEDHAM MASTER PLAN 2030

Timeline



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