

**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**

James F. McGrail, Chair
 J. Gregory Jacobsen, Vice Chair
 Scott M. Steeves
 Jason L. Mammone, P.E.
 Sara Rosenthal, AIA, LEED AP, NCARB



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George Panagopoulos, Associate Member
 Andrew Pepoli, Associate Member

Jeremy Rosenberger
 Town Planner
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**ZONING BOARD OF APPEALS
MINUTES**

Wednesday, January 15, 2020, 7:00 pm, Lower Conference Room

Present: James F. McGrail, Chair
 J. Gregory Jacobsen, Vice Chair
 Scott M. Steeves
 Jason L. Mammone, P.E.
 Sara Rosenthal, AIA, LEED AP, NCARB
 George Panagopoulos, Associate Member
 Andrew Pepoli, Associate Member

Staff: Jeremy Rosenberger, Town Planner

Absent: Jennifer Doherty, Administrative Assistant

The meeting was brought to order at 7:00 pm. The plans, documents, studies, etc., referred to are incorporated as part of the public records and are on file in the Planning and Zoning office. The hearings were advertised in *The Dedham Times* as required, and notices to abutters within 300 feet of each property were sent.

Applicant:	Federal Realty Investment Trust
Project Address:	685 Providence Highway
Zoning District:	Map 122 Lots 3 & 4, Highway Business Zoning District, Single Residence B Zoning District and Aquifer Overlay District.
Legal Notice:	The Zoning Board of Appeals for the Town of Dedham, Massachusetts, will hold a public hearing in the Town Office Building, 26 Bryant Street, Dedham, MA at 7:00 p.m., Wednesday, November 20, 2019, on the petition of Federal Realty Investment Trust, 450 Artisan Way, Suite 320, Somerville, MA. The Applicant

	requests a Special Permit for greater than 25% impervious lot area within an Aquifer Protection Overlay District and a Special Permit to extend an active use 10 ft. into the adjacent zoning district; Applicant seeks to demolish existing single story automotive service building and to construct a +/- 7,400 sq. ft. retail building with associated parking, landscape and utility infrastructure.
Section of Zoning Bylaw:	<i>Town of Dedham Zoning Bylaw Sections 2.1.4.3, 8.2, 9.2 and 9.3.</i>

Instead of repeatedly asking the board for a continuance, the applicants proposed to withdraw without prejudice. They reserve the right to refile at a later date.

A motion to allow the applicants to withdraw without prejudice was made by Greg Jacobsen. The motion was seconded by Sarah McDonald, and all were in favor, 5-0.

Applicant:	Fast Signs of Needham on behalf of Dedham Veterinary Associates
Project Address:	326 Bridge Street
Zoning District:	Limited Manufacturing (LMA), Map 55, Lot 35
Legal Notice:	The petitioner requests waivers from the provisions of the Dedham Sign Code to install a 16 ft. tall, internally illuminated freestanding sign (Dedham Veterinary Associates); internal illumination is not allowed, and a maximum height of 12 ft. is allowed for freestanding signs. The +/- 14,877 sq. ft. subject property is located at 326 Bridge Street, Dedham, MA.
Section of Zoning Bylaw:	<i>Town of Dedham Sign Code Section 237-18 and Table 2.</i>
Representatives:	Meg Novak of Dedham Veterinary Associates and Steve Schwede

The application was being continued from December 18, 2019. Chairman McGrail explained the proceedings that had occurred at the last meeting.

Previously there had been concern from the neighbors due to confusion over what was happening with the sign. The applicants met with the neighbors and everyone was now satisfied with the project. Two members of the Select Board, Dimitria Sullivan, and James McDonald, had written letters in favor of the new sign proposal. The issue of height had been raised previously by Jason Mammone. This matter had been resolved

and Mr. Mammone was satisfied. The sign will be 16 feet, and raised up two inches, in order to be ADA compliant.

The only condition the neighbors would like to propose is for the sign be turned off at 8:00 pm due to the residential abutters in the neighborhood.

Sara Rosenthal made a motion to approve the proposal with the condition that the lights be turned off at 8:00 pm nightly. The motion was seconded by Jason Mammone, and all were in favor, 5-0.

Applicant:	Blue Hill Fuels, LLC
Project Address:	31 Eastern Ave
Zoning District:	Central Business Zoning District (CB), Map 108 Lot 98
Legal Notice:	The petitioner requests any necessary waivers from the provisions of the Dedham Sign Code to install a new signage as part of rebranding effort (Gulf); signage would exceed the allowable total signage square footage, provide internal illumination (internal illumination is not allowed) and exceeds allowable hours of illumination. The +/- 15,763 sq. ft. subject property is located at 31 Eastern Avenue.
Section of Zoning Bylaw:	<i>Town of Dedham Sign Code Section 237-18, 237-19 and Table 2.</i>

The application was a continuance from the December 18, 2019 meeting. In attendance were Suneet Sharma, and Greg McAllister of Blue Hills Fuels, Ron Stilatsi of Rudy Gulf. Chairman McGrail explained the proceedings that had occurred at the last meeting.

He asked George Panagopoulos if he had met with the applicants to discuss the project. Mr. Panagopoulos updated the Board. He stated that they met with a small group of people at Town Hall, the Town Planner, the Economic Development Director and a couple of members of the Dedham Square Planning Committee.

Areas of concern that Mr. Panagopoulos mentioned were:

1. Cleanliness around the site, better litter pick up
2. Snow Removal - assuring good removal for pedestrians,
3. Existing signage that may be over-extended already. Specifically, the window signage. The applicant addressed the window signage and stated that as part of the rebranding effort by Gulf, they would be removing the window signage.
4. Increasing the landscaping for the portion of the Providence Highway that they were responsible for, more aesthetically pleasing plantings.

5. Dedham Square Design Guidelines - Jeremy will provide them with the booklet.
6. Perhaps design improvements on the sides of the buildings to look more like false brick.

Mr. Panagopoulos asked about the lighting. The applicant answered on the main building they are removing the bottom band of lighting; the top band will need to remain for structural reasons.

Town Planner, Jeremy Rosenberger reviewed previous approvals for the project. In 2003 the Zoning Board approved a plan for the redo and addition of a small convenient store. After that the Planning Board gave approvals for a site plan review which included landscaping. Mr. Rosenberger felt that the landscaping was in compliance with what the Planning Board had asked for. He did feel small improvements could be implemented, but they were currently complying.

Andrew Pepoli stated that he had seen the new rebranding by Gulf at another gas station on the Mass Pike, and he felt it was a vast improvement.

Chairman McGrail stated he trusted the applicant would take into consideration the upgrades that have been suggested. He wished the applicant to return one further time since he felt it would not be costing them additional funds to wait one more month. He asked them to please consider the suggestions made at the meeting during this time.

A motion was made by Greg Jacobsen to continue the application until the next meeting on February 19, 2020, at 7:00 pm. The motion was seconded by Scott Steeves, and all agreed, 5-0.

800 Providence Highway and 114 Bussey Street

The next two applications that had been on the agenda will be heard on January 29, 2020 because although the legal ads went into the newspaper, the abutter notices did not go out in time to notify the neighbors.

A motion was made by Scott Steeves to continue 800 Providence Highway – Applicant Dedham 800, LLC to the night of January 29, 2020. The motion was seconded by Greg Jacobsen, and all agreed, 5-0.

A motion was made by Scott Steeves to continue 114 Bussey Street – Applicant Supreme Development, LLC, to the night of January 29, 2020. The motion was seconded by Greg Jacobsen, and all agreed, 5-0.

Approval of Minutes

A motion was made by Greg Jacobsen to approve the minutes of December 18, 2019. This motion was seconded by Sara Rosenthal, and all agreed, 5-0. Minutes are approved.

Old Business/New Business

Town Planner, Jeremy Rosenberger explained that there were two sets of plans for 114 Bussey Street that have been distributed to the Board Members.

A motion was made by Greg Jacobsen to adjourn the meeting at 7:30 p.m. The motion was seconded by Scott Steeves and all approved, 5-0.

Meeting was adjourned at 7:30 p.m.