

**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



George Panagopoulos, Associate Member
Andrew Pepoli, Associate Member

Dedham Town Hall
26 Bryant Street
Dedham, MA 02026-4458
Phone 781-751-9242
Fax 781-751-9225

Jeremy Rosenberger
Town Planner
jrosenberger@dedham-ma.gov

**ZONING BOARD OF APPEALS
MINUTES**

Wednesday, March 18, 2020 DRAFT

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
Jennifer Doherty, Administrative Assistant

The Chairman opened the meeting by reading the following statement:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Dedham's Zoning Board of Appeals is being conducted via remote participation by telephone conference call. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to this meeting while in progress may do so by dialing toll-free, 1-844-875-7777. The access code is 297567. Again, the toll-free number is 1-844-875-7777. The access code is 297567. The Town of Dedham will post a record of this meeting on the Zoning Board of Appeals website page as soon as we are able to.

The Chairman then asked for a roll call of the attendees. In attendance on the conference call were:

Chairman, James McGrail

Vice Chair, Gregory Jacobsen

Member, Scott Steeves

Member, Jason Mammone

Member, Sara Rosenthal

Associate Member, George Panagopoulos

Associate Member, Andrew Pepoli

Planning Director, Town of Dedham: Jeremy Rosenberger

Planning Administrative Assistant: Jennifer Doherty

Community Planning and Engagement specialist for the Town of Dedham: Michelle Tinger

He then asked if there were any members of the public, or any other attendees, to please identify themselves as this was being conducted by telephone conference call.

Attorney Kevin Hampe of 411 Washington Street identified himself, and stated he was on the call with his clients Genci Pace and Nora Pace, for 17 Maverick Street.

The Chairman continued by asking everyone to please identify themselves before speaking, given the circumstances.

The Chairman continued with the first applicant:

Applicant:	Genci Pance
Project Address:	17 Maverick Street

The Chairman explained that the applicant was requesting a six-month extension of a Variance granted on April 5, 2019 to construct a new, two-family dwelling. There was no need to notify the abutters nor advertise in the paper as they were only asking for an extension. Kevin F. Hampe, Esq. identified himself as the representative for Genci Pace and his daughter Nora, and having offices at 411 Washington Street, Dedham, MA. He explained that the applicants had been before the Board previously and had been granted

a Variance and a Special Permit. The applicants had bought the property at a foreclosure sale and ran into litigation from the prior owners. The case was now in Superior Court. As such, the Town of Dedham's counsel had advised the Building Inspector to not issue a building permit to his client. The applicants were therefore asking for a six-month continuance. The applicants would refile again if needed.

The Chairman asked if there were any questions from the Board, and there were none. He then asked if there were any questions from the public, and there were none. He continued by asking for a motion. Mr. Gregory Jacobsen made a motion to grant a six-month extension for a Variance and Special Permit to 17 Maverick Street. The motion was seconded by Scott Steeves. The Chairman asked for a roll call vote on the motion, with each member identifying themselves first.

Chairman, James McGrail - yes

Vice Chair, Gregory Jacobsen - yes

Member, Scott Steeves - yes

Member, Jason Mammone - yes

Member, Sara Rosenthal - yes

The motion was approved, 5-0, unanimous.

Mr. Gregory Jacobsen thanked Chairman McGrail for all of his efforts with the Zoning Board over the years and stated that he was pleased they would still see him on The Planning Board. He felt the Chairman had done a remarkable job over the years and represented quality representation for the town.

Chairman McGrail continued by explaining that in light of the ongoing pandemic, the Governor's recommendations, and the Select Board's declaration the new applications that had been scheduled to be heard that night would all be continued to the April 15, 2020 meeting. He felt that the public should always have the right to weigh in on applications, and in this instance they might not have had time to catch up with the teleconference nature of our hearing. In the interest of fairness to the abutters and the public the hearings would be continued.

Scott Steeves made a motion to continue the following applications to the April 15, 2020 meeting at 7:00 p.m.:

- 70 Hastings Street
- 909 Providence Highway
- 118 Bridge Street
- 142 Oakdale

- 56 Greenlodge
- 110, 200, 210 and 214 Elm Street and 119 Quabish Road (aka Legacy Place)

The motion was seconded by Greg Jacobsen.

The Chair took a roll call vote on the motion:

Chairman, James McGrail - yes

Vice Chair, Gregory Jacobsen - yes

Member, Scott Steeves - yes

Member, Jason Mammone - yes

Member, Sara Rosenthal - yes

The motion was approved, 5-0, unanimous. The above applications will be continued to April 15, 2020, at 7:00 p.m.

Old Business/New Business

Chairman McGrail made a statement regarding his time with the Zoning Board of Appeals: “This is a unique set of circumstances to be holding a last meeting, I have been on the Board for 17 years and I have enjoyed my time immensely. This is a great board, a great group of people, I have worked with a fantastic list of people in the past too. Bob Smith, Pat Macquire, Jessica Porter, etc. no one ever had an agenda other than to do what was best for the town. There were no egos, no talking behind people’s back, no politics. Jeremy and Jenn, Sue Webster have all been fantastic, a really fun and good experience. The Planning Board is different animal. If I had to pick, the ZBA is my baby, I love the ZBA, it’s been a lot of fun, and it’s been a good ride, but it has been 17 years and it is time, I was getting ready to do different things. Bobby Coughlin asked me 17 years ago if I would have interested in serving, I am glad he did. I had only lived here for 7 years when he did that, that’s a short time by Dedham standards. I will always be keeping an eye on the ZBA. The ZBA has always been very transparent, it is a good board and I really appreciate it.”

He went on to explain that they needed to replace him as the Chairperson, and also appoint the Vice Chair. Greg Jacobsen had served as the Vice Chair, and being the senior member, would he like to give his thoughts relative to replacements?

Mr. Jacobsen stated that it would be difficult to replace Mr. McGrail but we had to have someone, as he nominated Mr. Scott Steeves. He felt this was a golden opportunity for

new leadership for the two spots and therefore he would not be seeking the Vice Chair position again, but rather he wished to nominate Sara Rosenthal.

Mr. McGrail asked if there were any comments on Mr. Jacobsen's nominations, and there were none. He commented that he thought these were both great nominations, he felt that Mr. Steeves would make a great Chairperson. He also stated that he loved the idea of Sara being the Vice Chair. He felt that she had proven herself in a very short period of time to be a very valued member and the board would benefit greatly from her in this position.

A motion was made by Greg Jacobsen to nominate Scott Steeves to the new Chairperson of the Zoning Board of Appeals, and for Sara Rosenthal to be the new Vice Chair. Jason Mammone seconded the motion. A roll call vote was taken.

Chairman, James McGrail - yes

Vice Chair, Gregory Jacobsen - yes

Member, Scott Steeves - yes

Member, Jason Mammone - yes

Member, Sara Rosenthal - yes

Mr. Steeves Scott stated that Mr. McGrail would be very missed on the ZBA, he appreciated everything that he had done for the town, and the Planning Board was very lucky to have him.

He further stated that under normal circumstances they would have a new member appointed to the Board, per the vacant notice that was posted. However, due to the circumstances of this virus they were not sure how things would be proceeding. In light of that they would appoint one of the alternates to temporarily fill the vacant position as a member, and he would like to nominate George Panagopoulos.

A motion was made by Greg Jacobsen to appoint George Panagopoulos to the vacant position temporarily until a permanent member could be appointed by the Board of Selectman. The motion was seconded by Jason Mammone, and a roll call vote was taken.

Chairman, Scott Steeves - yes

Vice Chair, Sara Rosenthal- yes

Member, Jim McGrail - yes

Member, Jason Mammone - yes

Member, Gregory Jacobsen – yes

Member, George Panagopoulos – yes

Associate Member – Andrew Pepoli - yes

Vice Chair Sara Rosenthal made a motion to adjourn the meeting at 7:25 p.m. The motion was seconded by Jim McGrail, and a roll call vote was taken.

Chairman, Scott Steeves - yes

Vice Chair, Sara Rosenthal- yes

Member, Jim McGrail - yes

Member, Jason Mammone - yes

Member, Gregory Jacobsen – yes

Member, George Panagopoulos – yes

The meeting was adjourned at 7:25 p.m.