

TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice Chair
James E. O'Brien IV, Member
Jessica L. Porter, Member
James McGrail, Esq., Member
Ralph I. Steeves, Associate Member



Dedham Town Hall
450 Washington Street
Dedham, MA 02026-4458
Phone 781-751-9242

Jeremy Rosenberger
Town Planner
jrosenberger@dedham-ma.gov

PLANNING BOARD MINUTES
August 26, 2020, 7 p.m., Zoom Video Conference

Present: Michael A. Podolski, Vice Chair
Jessica L. Porter
James McGrail, Esq.
James E. O'Brien IV

Not Present: John R. Bethoney, Chair
Ralph I. Steeves, Associate Member
Jennifer Doherty, Administrative Assistant

Staff: Jeremy Rosenberger, Planning Director
Michelle Tinger, Community Planning and Engagement Specialist

The Chairman of the Planning Board, Mr. John Bethoney had recused himself for the first application due to a conflict of interest. In his absence the Vice Chair, Attorney Michael Podolski, acted as Chair and read a statement to open the Planning Board meeting:

“It being 7:00 pm, Wednesday, August 26, 2020, welcome everyone to the virtual public meeting of the Town of Dedham’s Planning Board. 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 Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort has and will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

Members of the public may access this virtual webinar by going to zoom.com, select Join A Meeting in the right-hand corner, and enter Webinar ID: 93021862082 In addition, Members of the public may phone into the webinar by dialing: 1-646-558-8656 and then enter Webinar ID:93021862082.

The virtual forum is also live streaming on the Town of Dedham’s Planning & Zoning Facebook page. Furthermore, the meeting is broadcast live Dedham TV. Visit dedhamtv.com to watch online or find your local TV channels.” The Chairman then went over remote meeting protocols.

The Acting Chairman took a roll call attendance:

James McGrail – here

Jessica Porter – here

James O’Brien – here

Michael Podolski – here

Having four members in attendance, a quorum was met.

20 Milton Street - Request for approval of as-built plans

Applicant: Motherbrook Realty Trust

Project Address: 20 Milton Street

Zoning District: General Business (GB)

Anthony Reda was on the video call as the owner of Motherbrook Realty Trust. Earlier in 2020 Mr. Reda had come before the Planning Board requesting a temporary occupancy permit. At that time there were a couple of outstanding matters for the property that still needed to be completed. An extension had been granted. Since that time Mr. Reda has completed those items and his engineer, Jim Devellis had certified that these issues, namely landscaping of the island, and stormwater issues, had been rectified and were

now complete. Mr. Jeremy Rosenberger, Town Planner, had been out to the site this very day to examine the changes, and he was satisfied that the project was now complete. Planning Board members all expressed that they felt the project was a vast improvement to the area. Acting Chairman Podolski asked if there were any comments from the public and there were none.

A motion was made by Jessica Porter to approve the As-Built plans as provided. The motion was seconded by Jay O'Brien and a roll call vote was taken:

Jessica Porter – yes

Jim McGrail – yes

Jay O'Brien – yes

Mike Podolski – yes

Motion passes unanimously, 4-0.

At this time Chairman John Bethoney was called back to the meeting at 7:20 pm.

Fall Town Meeting Zoning Articles

Discussion and next steps regarding 9/9/20 public hearings for proposed zoning articles.

Town Planner Jeremy Rosenberger let the board know that they had begun advertising for the fall zoning articles and the public hearing to discuss them. There were six articles in total. Mark Brobowski and Judi Barrett were to be in attendance on September 9th to assist with questions regarding the new articles.

Jessica Porter asked how many meetings were expected, and if the meetings would be advertised on our social media pages, Facebook in particular. John Bethoney said the number of meetings would depend on the amount of time they needed for discourse, and the amount of public comment that was deliberated on. Usually it lasted for two meetings, however, the public hearing would be open for as long as they deemed necessary.

Michelle Tinger explained that she and Jeremy had created a flyer to inform residents of the public hearings. They would be posting the flyer on Facebook and in the Dedham

Times newspapers. Chairman Bethoney asked if the bullet point addressing affordable housing components could be made clearer to indicate it was part of mixed used developments. Ms. Porter asked if the flyer could use the term “inclusionary” housing, instead of affordable. Members discussed the language to be used on the flyer. Chairman Bethoney asked Michelle Tinger to take the comments of the Board and make a draft of the flyer for them to see.

Attorney Podolski was concerned as to how the public hearing would work over Zoom. Chairman Bethoney stated that he had a call scheduled with Attorney Lauren Goldberg to discuss what had worked best in other communities and how to proceed. Attorney Podolski was concerned about the people who may not be proficient in Zoom. Attorney McGrail echoed Attorney Podolski’s sentiments that anyone that wished to be a part of the meeting could be, regardless of their ability or proficiency on computers and the Zoom platform. The board would research with the town the best way to include everyone.

5 Incinerator Road – Town of Dedham

Site Plan Review for proposed 190 ft. Wireless Communications Facility to replace existing incinerator smokestack

Jason Mammone, Director of Engineering and Joe Flanagan, Director of the DPW, were both of the video call for the above matter. Mr. Flanagan explained that the current smokestack was in very bad condition and it needed to come down. They were proposing a new lattice tower to be erected right next to the existing tower, and the communications equipment moved to the new tower. Once this was in place, the old tower and the incinerator building would both be removed. Chairman Bethoney mentioned that normally peer review would be necessary for new communication equipment, however as this equipment was being moved 30 feet, and no other changes were taking place, he did not feel peer review was necessary.

Ms. Porter was curious if this use would prevent the town from using the property in another manner, or to sell it. Mr. Flanagan explained that currently the town had contracts

with communications companies so that space would need to be maintained, but other areas could possibly be developed, depending on what they were. Chairman Bethoney asked if careful consideration had been given to where this tower was being erected and placed as to maximize benefit. Mr. Flanagan responded yes.

Attorney Podolski asked if there was enough room to demolish the transfer station given how close the new tower would be. Mr. Flanagan responded yes, there would be. He also asked why the new tower was to be so high, and Mr. Flanagan responded in case other companies or the town needed to put communications equipment there.

Town Planner Jeremy Rosenberger explained that the Zoning Board of Appeals and the Conservation Commission had also been involved in overseeing the erection of this new tower. Chairman Bethoney asked if there were any other questions from the Board or the public regarding this project, and there were none.

A motion was made by Attorney McGrail to accept the proposal as presented, and without peer review. The motion was seconded by Jay O'Brien, and a roll call vote was taken.

Jim McGrail – yes

Jessica Porter – yes

Jay O'Brien – yes

Mike Podolski – yes

John Bethoney – yes

The motion passed unanimously, 5-0 in favor.

100 Rustcraft Road

Review, discussion, and potential release of performance bond for landscaping

Jeremy Rosenberger, Town Planner, reminded the board of their previous discussion regarding performance bonds. There was a request to release the performance bond for 100

Rustcraft Road. In 2017 the board had determined that the landscaping for the project was not adequate. Since the last time the board met Mr. Rosenberger and colleague John Sisson had gone to the property to examine the landscaping. He provided pictures of the current conditions and felt that it was now adequate enough to release the bond.

Mr. O'Brien mentioned that he did not like the rain garden, but he did think they had done a good job in comparison as to how it had been originally.

Mike Podolski made a motion to release the bond. The motion was seconded by Ms. Porter. A roll call vote was taken.

Jim McGrail – yes

Jessica Porter – yes

Jay O'Brien – yes

Mike Podolski – yes

John Bethoney – yes

The motion passed unanimously, 5-0 in favor of releasing the bond.

Virtual Meetings

All members agreed that this topic had been discussed earlier in the night during the Fall Town Meeting Zoning Articles portion.

Planning Board Goal Setting

Chairman Bethoney had asked all members of the Board and the Town Planner to think about a list of goals they felt would be beneficial to the board for the next twelve months.

- Updating zoning bylaw to promote sustainable development and reduction of the Town of Dedham's carbon footprint
- Revise Dedham's Planning Board fees
- Ensure Planning Board communications are inclusive to all to the extent feasible
- Develop scope and budget request for zoning bylaw update upon completion of Master Plan process

- Continued updating of Planning & Zoning web pages

Attorney Podolski asked if they could have a list of the current fees. Mr. Rosenberger would provide that.

Attorney McGrail stated he would add to the goals to have monthly updates as to updates on certain studies being done throughout the town, promote connectivity in Dedham, and continue to pursue grant opportunities. He also felt that the Planning Board should continue to create more opportunities and be interactive with other boards in town for the benefit of the community.

Jessica Porter added she would like to see more civic engagement around Franklin Square. She would like to look at notices that go to abutters to clarify those communications and increase online access to Planning Board materials. She also would like to invite Mark Fenton to a planning board meeting to discuss walkability in Dedham. Lastly, she would like to review the climate action plan more thoroughly and take on some of the aspects and goals from that and implement them.

Jay O'Brien felt that in relation to keeping the history of the town, whenever a structure was raised, a catalog of the existing building and its history be documented so as not to lose that historical impact. This could be in collaboration with the Zoning Board of Appeals to be a part of their process.

Chairman Bethoney supported all of the suggestions from the Board members. He also stated that he had received a number of positive responses to the article they printed in the Dedham Times. He would also like to propose that the department increase their grant requests. He asked the Planner to put together a memo of all the objectives discussed this evening.

Meeting Minutes

June 24, 2020 Minutes - A motion was made by Jessica Porter to approve the minutes of June 24, 2020, and seconded by Mike Podolski. A role call vote was taken.

Jim McGrail – yes
Jessica Porter – yes
Jay O’Brien – yes
Mike Podolski – yes
John Bethoney – yes

The motion passed unanimously, 5-0 in favor.

July 8, 2020 Minutes – Mr. O’Brien noted that Mr. Podolski and he were not present at this meeting and therefore should not vote on the minutes. A motion was made by Jessica Porter to approve the minutes, and the motion was seconded by Jim McGrail. A roll call vote was taken.

Jessica Porter – yes
Jim McGrail – yes
Jay O’Brien – abstain (absent the date of the minutes)
Mike Podolski – abstain (absent the date of the minutes)
John Bethoney – yes

The motion passed 3-0 in favor.

Adjourn

A motion was made by Mike Podolski to adjourn the meeting. The motion was seconded by Jim McGrail, and a roll call vote was taken.

Jim McGrail – yes
Jessica Porter – yes
Jay O’Brien – yes
Mike Podolski – yes
John Bethoney – yes

Motion passed unanimously, 5-0. The meeting was adjourned at 9:03 pm.

