

**Design Review Advisory Board**

Bryce M. Gibson, Chair  
Christine M. Perc, Vice Chair  
Steven R. Davey  
John C. Haven, RLA, ASLA

**TOWN OF DEDHAM  
COMMONWEALTH OF MASSACHUSETTS**



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**DESIGN REVIEW ADVISORY BOARD  
MINUTES**

**Wednesday, September 2, 2020**  
**Virtual Meeting Via Teleconference and Telephone**

- Present:** Bryce Gibson, Chair  
Christine Perc, Vice Chair  
John Haven, RLA, ASLA  
Steven Davey
- Not Present:** Jeremy Rosenberger, Planning Director
- Administrative:** Jennifer Doherty, Administrative Assistant  
Michelle Tinger, Community Engagement

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, the meeting of the Town of Dedham's Design Review Advisory Board on **September 2, 2020** was conducted via remote participation. No in-person attendance of members of the public were permitted, but every effort was made to ensure that the public could adequately access the proceedings as provided for in the Order.

Members of the public were advised that they could access the virtual meeting a number of ways:

1. Virtually through the Zoom software program, details of which were given on the agenda and the town website prior to the meeting.  
Secondly, members of the public can participate via conference call by dialing toll-free, **1-646-558-8656**. The meeting ID is **941 7027 2416**
2. Recordings of this meeting have been made public and are available upon request.

The meeting began virtually at 7:00 pm on September 2, 2020. The Chair Bryce Gibson read a statement regarding meeting protocols. He then asked for a roll call of participants

on the call, John Haven was not in attendance, Member Steve Davey was on the call, Vice Chair Christine Perc was on the call, and the Chairman Bryce Gibson was on the call.

**One University Avenue – 333 Westwood Limited Partnership**

*Proposed 40 sq. ft. monument / directory sign*

Peter Celona of Cornerstone Corporation was on the video call representing the applicant. He gave a brief history explaining that when the state reconfigured University Ave and Blue Hill Drive this new entrance to their property was created. This is now the main entrance to the property. This is the only entrance and exit. They are proposing a masonry sign with a veneer, double sided, and internally lit that will just have the address on it.

Chairman Bryce Gibson asked the Planning Director about the site, as he understood it did not entirely reside in Dedham but half of it was in Westwood as well. Planning Director Jeremy Rosenberger said all we could do was to address the portion of the sign and property that was in Dedham. Chairman Gibson stated he brought it up only because he is not familiar with the Town of Westwood's sign code and he would not want to make any determination that could adversely affect the property. He was sensitive to the fact this was the only split property he had encountered. As it related to the sign, Chairman Gibson approved of it.

Steve Davey asked what the sign was made of and the answer was stone veneer.

Christine Perc asked what the materials in the center would be. The answer was a metal cabinet, fabricated, and double sided. The sign would be internally illuminated.

John Haven asked if there was a landscape requirement for monument signs. Chairman Gibson looked in the sign code and there was not. The applicant stated that they were planning on putting some pleasing landscaping around the sign anyway.

A motion was made by Christine Perc to approve the sign as presented with the recommendation for some plantings around the sign. The motion was seconded by Steve Davey and a roll call vote was taken.

John Haven – yes

Steve Davey – yes

Christine Perc – yes

Bryce Gibson – yes

The motion passed unanimously, 4-0.

**376 Washington Street – Oscar’s**

*Replace existing front façade windows*

Michael Talon, applicant and owner for the property, was on the video call. He stated that they were working on replacing the widows as had been recommended at the last DRAB meeting they had attended more than a year ago. He was proposing café style windows that could open with no signage on them. They would be black, three windows to replace the existing. The windows would be frosted but would not have any signage whatsoever. As to the frosting, there would be a small amount to cut down on glare and give a

Chairman Gibson explained that he remembered from the last time the applicant visited that the consensus had been the less frost on the windows the better. He understood a small amount to counteract sun glare.

John Haven offered that he also understood the desire for the frosting for diner’s privacy. However, he felt strongly that the openness to the sidewalk would be highly beneficial. He thought the present conditions reduced the atmosphere and ambience from the street, and that having a horizontal panel would greatly improve this.

Christine Perc agreed with the horizontal band of frosting could address everyone’s concerns. It could provide privacy for diners while at the same time allowing outside pedestrians to be able to look in.

Steve Davey stated he really likes the idea of opening up the windows. Everyone agreed.

A motion was made by John Haven to approve the new windows as presented with the recommendation of minimizing the frosting, to be placed 12 inches up from the bottom, which was agreeable to the applicant. The motion was seconded by Steve Davey and a roll call vote was taken.

John Haven – yes

Christine Perc – yes

Steve Davey – yes

Bryce Gibson – yes

The motion passed unanimously, 4-0.

**20 Milton Street – Antonio Reda**

*Install entry/façade awnings*

Antonio Reda, applicant and owner for the project, was on the video call. He had been before the board previously for the building and was now back to get approval for the

awnings and entryway. This was a mixed use building with commercial and residential space. The entrance that showed the awning with the name Reda on it was for the entryway to the residential portion of the building. The awning on the back was for the commercial entrance.

Chairman Gibson asked if these would be the only awnings on the building. Yes they would be. Exit or entrance on the Milton street side. Is this the entire signage package for this property or where there others to be proposed later?

Once the commercial tenants were in there would be some freestanding signs for them. However, the tenants were not determined as of this date so he wished to proceed with the current conditions and then return. Chairman Gibson asked if when he returned with tenants would there be signage for them on the building and would it affect and or change any existing conditions. The applicant wished to have only the freestanding signage for the commercial tenants, and the residential signage to be considered now.

Steve Davey asked if there would only be a freestanding sign for the commercial tenants. The applicant responded that he preferred it that way, however he would have to consider the needs and wishes of the tenant once they were confirmed. It was not his current intention though to allow any signage on the building.

Mr. Davey asked about the paint colors on the building. He felt there were a lot of colors, particularly the boxes under the windows. The applicant responded they were only for design. Mr. Davey had no issue with the awnings, except for the second egress for the commercial space. That was the only one he felt could be changed, the blue color did not seem to go with the rest of the building. Christine Percec agreed regarding the second commercial awning and felt a grey or black would look better.

John Haven stated that the awning had writing on it and per the sign code could only be on the first floor. The applicant explained that that location was actually the first floor because of the slope of the building. The Planning Director will work with the Building Commissioner to make sure it is within code. Board Members still felt it would be a good idea to drop the height of it.

Christine Percec asked if the owner would consider repainting the rectangles under the windows. She thought it would look a lot nicer if the detail matched the rest of the building color.

Steve Davey made a motion to approve the overall proposal but with the recommendations that 1) the blue awning color be changed to black or dark grey 2) the Reda place awning moves down 3) reconsider the color of the knockouts by the windows 4) future business tenants have monument signage. The motion was seconded by Christine Percec and a roll call vote was taken.

Steve Davey – yes  
Christine Percec - yes  
John Haven – yes

Bryce Gibson – yes

The motion passed unanimously 4-0.

### **Minutes**

Christine Perc made a motion to accept the minutes of the July 1, 2020 meeting. The motion was seconded by Steve Davey, and a roll call vote was taken.

Steve Davey – yes

Christine Perc - yes

John Haven – yes

Bryce Gibson – yes

The motion passed unanimously 4-0.

Adjournment - a motion was made by John Haven to adjourn the meeting at 7:51 pm. The motion was seconded by Steve Davey and all approved.