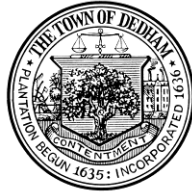


**TOWN OF DEDHAM**  
COMMONWEALTH OF MASSACHUSETTS

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



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Dedham, MA 02026  
Phone 781-751-9240

Jeremy Rosenberger  
Planning Director

**PLANNING BOARD**  
**MEETING MINUTES**

**June 27, 2019, 6:30 p.m., Lower Conference Room**

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

Staff: Jeremy Rosenberger, Town Planner  
Jennifer Doherty, Administrative Assistant

The Pledge of Allegiance was recited. Plans, documents, studies, etc., referred to are incorporated as part of the public records and are on file in the Planning and Zoning office.

**Dedham Square Planning Study Committee**

The Planning Director informed the Board that candidate Andrew Hale would not be able to make the meeting this evening. Mr. Bethoney asked Mr. Rosenberger to discuss his proposed memo to the Board dated June 24, 2019 regarding the Dedham Sq. Committee and what they would be charged with doing. Mr. Rosenberger stated that while the Board determines the members of the committee, the Board should recognize there is \$20,000 allocated to the study. As such, he had put together a memo for the Board regarding his thoughts of how the committee should utilize the funding. He felt it was important to set the expectations of the committee and realize the study will have a limited focus. He pointed out the original advertisement for the committee provided a large scope of work that the committee would potentially engage in, but ultimately the funding for the group is limited. He recommended a tangible goal to start off with such as guidelines for the redevelopment of the Police Station property would be the best use of funding. Furthermore, he felt many of the potential scope of work items could be handled as part of the upcoming Master Plan process or should seek out additional funding.

Mr. Bethoney asked who the committee make recommendations to. Mr. Podolski discussed it was his opinion the Board of Selectman asked the Board to oversee planning for reuse of the Police Station. Mrs. Porter stated the Board of Selectman have the final decision regarding any recommendations. Mr. Bethoney and Mr. Podolski discussed their concern that the Board and the proposed committee would put in all this work for a study and then the Board of Selectman would have the final say. Mr. McGrail asked why the Town is seeking improvements to Dedham Sq. when it was just improved. Mr. O'Brien was concerned about potential bias

with regard to reuse of the Police Station property and maybe not as open to options. Mr. Rosenberger responded that it will be up to the committee to reach some form of consensus regarding reuse of the Police Station property.

Mr. Steeves felt that there is limited interest in the property and would not be a good use of the committee's time. Mr. McGrail stated then this is a good time to discuss options with the property. However, he felt any infrastructure/transportation work items did not need to be addressed by the committee. Mrs. Porter discussed the role of committee members is not just reuse of the police station, but involvement with a broader Dedham Sq. scope. Mr. McGrail agreed. Mr. Bethoney discussed the Selectman asked if the reuse of the police station could be part of the study because they knew it would be incorporated. He added the candidates that the Board interviewed did not mention Police Station, they mentioned many other items.

Mrs. Porter discussed the committee could start with the Police Station and then branch out into other topics or a broader study depending on resources. She added to not limit the committee's scope as of yet. Mr. McGrail stated the Town did not need a consultant to determine community input as they could do that. The members of the committee bring plenty of expertise to the table and the Town can get community input without hiring an expensive consultant. Mr. Steeves stated he did not see a reason to spend additional money. Mr. Bethoney stated the \$20,000 is specifically allocated to this endeavor.

Mr. McGrail discussed the committee should focus on near term square solutions, problems and their solutions, but was not in favor of a police station reuse committee only. Maybe we get perspective. He added that sometimes when you hire a consultant, they drive the process and we might not want that. All of those good efforts or good quality people to the table, we should listen to them. The Board also just picked a consultant to study mixed use developments.

Mr. Podolski agreed with Mr. McGrail, that a lot of money has been spent on Dedham. However, some items are still unsolved. For example, the Selectman spent \$15-20,000 to study the crosswalks months ago and nothing has happened; they are the same as before the study. He added they do not need a consultant for everything in the town. People in the town have come forward to help us. Mr. O'Brien thought a study of the police station was warranted.

The Planning Director discussed that it would take longer for the committee to get going with a scope broader than just a study of the police station. He added that a clearly defined tangible task is a good way to start, then move on to a bigger scope. Mr. O'Brien stated he wants to move towards something definitive.

Mrs. Porter discussed, in the past, once a committee was formed, we then decided what was needed and how to proceed forward. She felt that as a Board representative, along with Mr. Podolski, they can ensure what has been discussed by the Board is carried over to the Committee. Mrs. Porter added that once the committee meets, the group will know if a consultant is needed. The focus should be on getting the committee appointed first. They will make sure to keep it productive and we will report back to the Board on the feedback and updates of the group. Lastly, Mrs. Porter encouraged the Board to discuss making the committee designations.

Mr. McGrail stated the Board should put all the candidates that they have interviewed should be on the Committee. He asked if the Board could do that. Mr. Bethoney replied yes. Bethoney asked how many Committee members were there to be. Mr. Rosenberger stated the Committee was proposed to be 14 people, encompassing two members of the Planning Board, one member of the Selectman, one member of the Finance and Warrant Committee, one member appointed by the Council on Aging, one business owner appointed by the Planning Board, one developer appointed by the Planning Board, one property owner appointed by the Planning Board and five at-large members to be appointed by the Planning Board. Mr. Bethoney stated the Board

has eight candidates for the five at-large seats. Mr. Steeves discussed some appointees may stop participating anyway. Mr. Bethoney stated the Board would continue the discussion later in the evening.

### **Review of Meeting Minutes**

Motion: Mr. Podolski moved to approve the meeting minutes of July 7, 2016 as amended, seconded by Mr. O'Brien.

Vote: The vote was unanimous at 4-0 (Mrs. Porter and Mr. McGrail not voting).

Chair John Bethoney stated he would call out the 2017 meeting minutes they are reviewing and if anyone has any issues regarding those meeting minutes they shall state pass and they'll come back to those. He stated Mr. McGrail and Mrs. Porter would not be voting on any of the minutes as they were not Board members in 2017. Meeting minutes of April 27, 2017 and September 21, 2017 were deferred to a later date for review and corrections.

Motion: Mr. Podolski moved to approve the following meeting minutes as presented: January 12, 2017, January 26, 2017, February 16, 2017, February 23, 2017, March 9, 2017, March 23, 2017, April 6, 2017, April 13, 2017, May 11, 2017, May 18, 2017, May 25, 2017, June 22, 2017, July 20, 2017, August 24, 2017, September 14, 2017, September 28, 2017, October 12, 2017, November 9, 2017 and December 14, 2017. The motion was seconded by Mr. Steeves.

Vote: The vote was unanimous at 4-0 (Mrs. Porter and Mr. McGrail not voting).

### **Dedham Master Plan 2030**

The Planning Director discussed with the Board that the deadline for Master Plan candidates was extended to July 1, 2019. The Department has received 11 applications thus far. The Planning Board has the ability to choose five candidates for the Master Plan committee. He further added The Selectmen and Parks and Recreation still need to provide a member. Mr. Bethoney said he would reach out to the Parks and Recreation Chair. Mr. Rosenberger reminded the Board they had select Mrs. Porter and Mr. O'Brien as Planning Board representatives.

### **Town Planner Update**

The Planning Director discussed the Board is charged with selecting a person to the Active Transportation Working Group. Applications are due August 5, 2019. Mr. Bethoney stated the Planning Board and all respective Boards should choose from the pool of candidates to prevent confusion. Mr. Rosenberger added the Working Group's scope and involvement is to be determined what the role should be fulfill the candidate opening. Mr. O'Brien discussed he would like to hear from the gentleman that made a presentation regarding the formation of the Working Group. Mr. Bethoney asked the Planning Director to coordinate.

### **Mixed-Use Development Study Review Consultant Proposals**

Chairman Bethoney asked Board members if everyone had reviewed four proposals to undertake a Mixed Used Development Study. All members said yes. He added the Planning Board is to recommend one of the proposals to the Planning Director. Mr. O'Brien stated that after reviewing the proposals, he felt the proposals broke down to consultants familiar with Dedham and have worked with the Town, consultants that have

never been before the Board but bring new ideas and consultants that may have their own ideas and steer the Board in a certain direction. As a result, he stated his preference for prefer a consultant that has worked with the Board previously.

Mr. McGrail stated he was in favor of the Barrett Consulting Group proposal. Mrs. Porter stated only two of the proposals would accomplish the study within the proposed time frame. She added the Barrett Consulting Group proposal is the most comprehensive proposal that would accomplish the study within the required timeframe. Mr. Podolski discussed he was impressed with all the proposals. He agreed with Mr. McGrail and Mrs. Porter and that the Barrett Group can hit the ground running. Mr. Bethoney stated he was impressed will all the applicants and their proposals. He thanked the Planning Director for soliciting for responses and ensuring proposals would be of high caliber. He added that the Board has promised applicants and Town Meeting the Board would have a study done and proposed at November Town Meeting. Mr. Bethoney agreed with Board members that having a group that knows Dedham and mixed use developments is ideal.

Motion: Mr. Podolski moved to recommend the Planning and Zoning Department select Barrett Consulting Group as the consultant team for the mixed use development study, seconded by Mr. O'Brien.

Discussion: Mr. O'Brien wanted to know the Planning Director's opinion. Mr. Rosenberger replied that any of the consultant teams would benefit the Town. However, time is of the essence and Barrett Consulting Group offered the lowest cost, has experience with Dedham and would meet the proposed timeline.

Vote: The vote was unanimous at 5-0.

### **Dedham Square Study Committee (Continued)**

Chairman Bethoney stated that while the next Applicant is setting up, he wanted to let members of the public know that while Dedham Square is the envy of many communities, the recent reconstruction of Dedham Square was never reviewed or considered by the Board.

### **Stergis Way**

**Applicant:** Nordblom Company  
**Project Address:** Stergis Way  
**Zoning District:** HBD  
**Representative:** Frank Holmes, Stantec

Frank Holmes of engineering firm Stantec was before the Board representing the Nordblom Company for a Preliminary Subdivision Plan. Mr. Holmes provided the Board an overview of the property and its location within Dedham and is a private way. He added the proposed project involves three of their properties located at the end of the commercial cul-de-sac. Each lot contains a commercial building. The total area of all three lots is approximately 5 acres. Mr. Holmes discussed the current buildings are older, would require a significant amount of investment to upgrade and ultimately his client is looking at redevelopment options. The proposed new lot plan would realign Stergis Way and create four lots instead of the existing three. All properties would meet zoning requirements. A waiver for width of the public right of way, 44 ft., would be requested, although the vast majority of the right of way would conform to the required 50 ft. of width. Lastly, Mr. Holmes addressed the roadway would be improved to meet the Town's standards zoning/Stormwater regulations.

Mr. Bethoney asked what was the purposed of the subdivision and did they meet the zoning/subdivision regulations. Mr. Holmes replied his client asked to look at how to create four lots instead of three and redevelopment for this area. The proposed plan would meet all regulations except for the small are where the right of way would be 44 ft. Mr. Bethoney asked if they had received comments from Town departments regarding the proposal. Mr. Holmes replied they received comments from the Engineering Department, Police and Conservation Agent. They have reached out to the Police Department.

The Planning Director discussed per the Zoning Bylaw, all respective departments were notified of the plan and provided a comment period, which resulted in two departments commenting. He added, per the Subdivision Rule and Regulations, a Preliminary Plan approval is required before filing a Subdivision Plan for commercial properties. Mr. Bethoney asked if the project would be reviewed by the Town's peer review consultant. Mr. Rosenberger responded yes if the Board so chooses to.

Mr. Podolski discussed the Town Engineer Jason Mammone comment about sewer capacity/issues on Legacy Boulevard and that the Applicant should be aware it would need to be addressed. The system is overloaded now. Mr. Bethoney added any redevelopment will require major infrastructure investment. Mr. O'Brien asked Mr. Holmes if he had read the comments from Town departments. Mr. Holmes replied yes and he appreciates the comments and will take them into consideration.

Motion: Mr. Podolski moved to approve the Preliminary Subdivision Plan as presented, seconded by Mrs. Porter.

Vote: The vote was unanimous at 5-0.

### **888 Providence Highway**

**Applicant:** Linear Realty/Sherman Williams  
**Project Address:** 888 Providence Highway  
**Zoning District:** HBD  
**Representative:** Tim Williams, Allen & Major Associates

Chairman Bethoney stated the Board would now hear an application for site plan modification at 888 Providence Highway for Sherman Williams. Tim Williams of Alan & Major Associates was in attendance on representing the property owner Linear Realty Dedham 1 LLC. Ralph Parelis of Linear Realty and Matt Bouchard of CME Architects were also in attendance.

Mr. Williams discussed that the site had previously approved parking plans from 2008 and 2012. The 2012 parking plan added a loading dock, a ramp, relocated the dumps, provided speed bumps and updated the façade of the storefronts. The Applicant would now like to do some more storefront improvements to accommodate future tenant Sherman Williams, a paint retail store. As part of the improvements, the major new item would be a rear loading dock for the new tenant. Mr. Williams added the Applicant is seeking waivers, which are a continuation of the same previously approved waivers. The Applicant then provided the Board an overview of the twelve requested waivers.

Mr. Williams also stated, as part of the 2012 parking plan, two dumpsters to the rear were to be relocated. This was never implemented and the Applicant is going to finally move them per the 2012 plans.

Mr. Bethoney stated there were no landscaping improvements proposed on the plans. Mr. Perelis stated no. Mr. Bethoney asked if they were going to improve the existing landscaping. He responded yes and had discussed this with Mr. Rosenberger. Mr. Bethoney reminded the Applicant that any Board approvals shall be

maintained in perpetuity. Mr. Bouchard then provided the Board an overview of the storefront improvements to the building, which would match the existing façade materials and appearance. He added the rear of the property will be greatly improved as the rear of the property is highly visible to Legacy Boulevard. Mr. Bethoney asked if the new storefront's paint color would match the existing building. Mr. Bouchard replied yes.

Mr. Williams discussed the comments made by Town Engineer Jason Mammome. Mr. Bethoney asked if the Applicant agrees to them all. Mr. Bethoney then asked if the Board had any comments on the Planning Director staff report. There were none. Mr. Rosenberger restated the site's landscaping is in need of a refresh, more landscaping underneath the front ground sign would be appropriate, and the dumpster is in good condition. He added the entrance/egress vehicular pavement arrows to Legacy Boulevard were confusing and recommended they be fixed. Mr. Bethoney asked if that was represented on the previous plan. Mr. Rosenberger stated no it wasn't.

Mr. Bethoney discussed he remembered an agreement to install a flagpole in 2008 or 2012 along Route 1. Mr. Williams stated they would provide that as part of the project.

Mrs. Porter asked if the Applicant could install a front landscaping strip along Providence Highway. Mr. Perelis stated any landscaping at the front location would be within the State's right-of-way and therefore not on their property. Mr. Williams noted the previous plans depicted landscaping within the right-of-way as noted by Mrs. Porter and the Applicant would work with the State to implement it.

Mr. Bethoney stated it typically not something the State is opposed to and often property owners install the landscaping without consent. Ralph, if we have committed to doing it we will do it.

Mrs. Porter asked if they could connect pedestrian sidewalk to the storefront area. She added it is important to recognize there are people that utilize the sidewalks along Providence Highway and is concerned about the safety of those individuals looking to gain access to the site as there are no defined paths of travel for pedestrians. Mr. Williams stated they would provide striping accommodations.

Motion: Mr. Podolski moved to approve the requested waivers, seconded by Mr. O'Brien.

Vote: The vote was unanimous at 5-0.

Motion: Mr. Podolski moved to approve the proposed site plan modifications with the agreed upon additional requests discussed this evening, seconded by Mr. O'Brien.

Vote: The vote was unanimous at 5-0.

Mr. Bethoney stated the Applicant shall work with the Planning Director to develop a mutually agreed upon Certificate of Action.

### **Dedham Square Study Committee (Continued)**

Mr. Bethoney stated the Board would continue their discussion regarding the Dedham Square Study Committee. Mr. Bethoney discussed they have talked about the number of members for the study, the scope of work, how the committee could evolve as far as work based on the committee's desires and if a consultant should be part of the process. Mr. McGrail asked if the Board has the authority to change the structure of the committee. Mr. Bethoney responded yes as the Board formulated the structure of the committee. The Board discussed the representation of the applicants as to the Town's precincts to ensure coverage of all precincts.

Mr. McGrail stated it was clear that all applicants would be excellent candidates for the study and he would like to appoint them all.

Motion: Mr. McGrail moved to increase the size of the at-large membership of the committee from five to eight. Mrs. Porter seconded for discussion.

Discussion: Mrs. Porter stated the Board should increase its number to nine to keep a spot open for Precinct 5 as they do not have any candidates from that area.

Motion Amended: Mr. McGrail withdrew his original motion and amended it to include 9 at large members. Mr. O'Brien seconded the motion.

Vote: The vote was unanimous at 5-0.

Motion: Mr. McGrail moved to appoint Lacey Cohen, Susan Fay, Tara Ikenouye, Marie Louise Keough, Brian McGrath, Justin Reiter, Micah Flynn and Courtney Retzky to be at-large members of the study. The motion was seconded by Mrs. Porter.

Vote: The vote was unanimous at 5-0.

Motion: Mrs. Porter moved to approve George Panagopolous as the appointed business representative, Peter Smith as the property representative and Georgio Petruzzello as the developer representative, seconded by Mr. Podolski.

Vote: The vote was unanimous at 5-0.

Mr. Bethoney congratulated all the appointed committee members and asked the Planning Director to notify the appointees and provide them background information.

Motion: After discussion, Mr. Podolski moved to adjourn, seconded by Mrs. Porter. The meeting adjourned at 9:00 pm.

Vote: The vote was unanimous at 5-0.