

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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Jeremy Rosenberger
Planning Director

**PLANNING BOARD
MEETING MINUTES**

March 7, 2019, 7 p.m., Lower Conference Room

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

Staff: Jennifer Doherty, Administrative Assistant
Eve Tapper, Interim Town Planner

TRIBUTE TO ROBERT D. ALDOUS

Mr. Bethoney asked that everyone rise and observe a moment of silence in memory of Clerk Robert D. Aldous, who passed away on February 23, 2019. The following statements were made by the Board. *Every attempt was made to transcribe them verbatim, although the recording was very faint.*

Mr. Bethoney:

As is widely known, Mr. Aldous was born and raised in the Town of Dedham. He lived here more than 90 years and he was born roughly 100 feet from where he ultimately passed away. As a young man, my friend Bob honorably served in the Armed Forces, and when he returned home, he married his sweetheart, Ellen Carrasco. They were together for 55 years until Ellen's passing. Together they had eight children, many of whom still live here in Town. Anybody who knew Bob knew that he was an avid skier. It was a sport he loved, and he worked hard to perfect it. He became a skilled instructor, and he proudly served as co-chair of the 1954 Olympic trials at Cannon Mountain. At that time, Bob was 60. In his professional life, Bob became an appliance technician, and saw the need for young people to become involved in that trade. He ultimately opened the Bay State School of Technology in Canton and spent much of his older life there teaching younger folks his trade.

As many of you know, Bob was a strong supporter of his community. He served on the Zoning Board of Appeals from 1988 to 1997, and on this board from 2001 to 2019. He served decades as a Town Meeting member, and he served on numerous other boards and committees. Bob was a proud member of the American Legion Post 18, USS Jacob Jones VFW Post, the Dedham Society for the Apprehension of Horse Thieves, the Retired Men's Club, and he was a proud former member of the Riverdale Improvement Association.

I think everyone here sitting at this table tonight would agree that Bob was a true friend, a colleague, a mentor, and an inspiration, and he will certainly be missed. I'll certainly miss him.

Mr. O'Brien:

I don't want to take too much time away from the meeting and all that, but I'm actually, until Jessica Porter got here, the lowest on tenure, and I've been here 13 years now. I've always sat next to Bob, and looked towards him, again as our chairman mentioned, as a mentor. I've been very lucky to know my family history going back multiple generations in the Town of Dedham. My family came here during the time of the Potato Famine in the 1840's. I can pick out houses that they lived in, my great-grandparents all the way down. Many of them are buried on Bussey Street when St. Mary's was in a different location. So, being younger and all that and thinking I knew much, I oftentimes joked with Bob, mentioning my family's tenure of being here, not realizing that he was born in a house that was his grandfather's house with a bread store. So, he had family that had been here for multiple generations as well. That was the whole thing with Bob. He would always hold back and pull things out. He lived so much of his life, many things that he never talked about, like the idea of skiing. In the 1950's skiing here in New England, it was as alien as watching someone ski in Norway. Skiing wasn't here, but Bob was a trendsetter and would bring things out. There were so many other different things. We'd talk about the cars, the electronics thing, the recession we were in..., understanding how an electric car works. As much as being with Bob all those years, there is still so much that I wish I could have learned, that I know I could have learned from him. He will truly be missed. He always had another surprise.

Mr. Podolski:

I echo John's and Jay's sentiments. Bob was a very, very dear friend of both myself and my parents. He was one of a kind. Not a lot of Bob Aldouses come along in a lifetime. Just like his friends and his family, he will be very, very sorely missed by the Town of Dedham. It would be hard to find anybody in this town that put in as much public service as Bob did. In light of that, I know my fellow Planning Board members will join me in hopefully having the Planning Board offices in the new Town Hall named in honor of Bob. [to Ron Vota, Project Manager for the new Town Hall: "Are we ever going to get in there? (*laughter*) I'm just kidding." Mr. Bethoney: "*You mean the newly designed Planning Board office in the new Town Hall?*" (*laughter*)] I think it would be a most worthy tribute to a man who lived here his whole life and carry on the tradition of being a phenomenal town contributor. That being said, May God bless him and his family.

Mr. Steeves:

We all worked, in one way or the other, with Bob on this board for many years and there was no one better to sit next to or to hear. I would ask him a question three or four times because he couldn't hear. But I did have the rare opportunity that no one else in this room had of actually working with Bob at the Bay State School of Technology. He was some instructor that you would not believe. It was amazing to see him talk, not to young people; this was an adult school. He would talk to them and they would be enthralled. And on occasion, someone would say 'no,' this was not something that Bob wanted to hear. He was a great, great person. He loved the Town of Dedham like nobody in this room does or ever will. I know that for a fact. I miss him dearly. That's all I can say.

Ms. Porter:

I served the least amount of time with Bob...*unintelligible*. I just think what a wonderful model of citizenship he was, to be in your 90's and still volunteering so much of his time.

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. **Please note: The quality and sound of the recording was extremely poor, and many comments/questions/responses could not be heard by the transcriptionist despite it being at maximum sound.**

Daughters of St. Paul Sisters Book Center, 885 Providence Highway, Dedham, MA

This item was taken out of order. Sisters Patricia and Margaret requested erection of a vinyl fence no more than six feet high along their parking lot. The existing fence would also be replaced with vinyl. Cars are cutting through from Providence Highway to Wilson Avenue and vice versa to avoid the lights, and this creates a dangerous situation. There have been several close calls in which people have been endangered by cars cutting both ways into the parking lot. The Sisters believe that something bad will inevitably happen. A fence would prevent cars from cutting through. A site plan was approved in 1977. Parking would remain the same, but access would be a little different. The Sisters would like to put up an L-shaped fence running from the building with a space for people to walk through. A drawing was made to show the location of the fence. The rear of the parking lot could still be used for parking. Mr. Bethoney said a GIS map will be obtained to show the property, and Ms. Tapper will draw where they would like to put up the fence. The Board will discuss this prior to the close of the meeting. Ms. Tapper will be in touch with them tomorrow to discuss results.

Applicant: Federal Realty Investment Trust
Project Address: 725 Providence Highway, Dedham, MA
Zoning District: Highway Business
Representative(s): David Webster, Director of Development, Federal Realty

The Applicant is seeking release of a surety bond for completion of landscaping improvements approved as part of the site plan approval for Panera Bread. They had planned to do this in July 2018, but it was too hot, so planting was postponed to September or October to ensure plant survival. It has now been completed per the approved plan. Building Commissioner Kenneth Cimeno wrote a letter certifying this. Mr. Bethoney said that any approval would be subject to verification of receipt of the as-built plan and the letter. The Zoning Bylaw requires replacement of landscaping that dies. Mr. Steeves asked why there is only one light at the front entrance. Mr. Webster will investigate this. Mr. Webster stated for the record that any plants noted on the site plan that die will be swiftly replaced. Mr. Podolski moved to release the surety bond once Mr. Cimeno confirms that the Building Department has inspected the plantings and has found them to be in compliance with the as-built plan, subject to the agreement by the applicant that any plantings that die within the first season be replaced. Mr. O'Brien seconded the motion. The vote was unanimous.

Applicant: Robert Reissfelder
Project Address: 41 River Street, Dedham, MA
Zoning District: Limited Manufacturing A
Representative(s): Robert Reissfelder

Mr. Reissfelder is seeking parking plan modification of a previously approved Certificate of Action for 41 River Street. The Board approved the parking at the warehouse last year, and he now has plans for the front of the building as requested. The pharmacy that owns the property will now use the front of the building for offices. Ms. Tapper wrote a memo to the Board with her findings. The Board only had the original plans at this meeting.

Planters and a handicapped ramp will be added in the front. The existing approved plan meets the requirement of six parking spaces in the rear for the warehouse. Ten more parking spaces are needed in front for the office space as noted in Ms. Tapper's memo. Sixteen spaces are required, and they are providing 21: (1) an extra space is provided in the rear, bringing the total to 10, (2) five parking spaces are on the left side of the building; these are not shown on the plan, and (3) six parking spaces are in the front setback. Traffic would go through a one-way driveway on the west side, through the parking lot in the back, and out a one-way exit on the east side. Relief is also needed for landscaping since there are more than ten spaces. There is no landscaping other than the planters. A waiver is needed for the width of the driveway on the east side. The maneuvering aisle is a minimum of 24 feet for spaces at 90°, and the driveway is smaller.

Mr. Bethoney said that the parking lot is being modified with more than nine spaces. The ZBL requires that any parking plan being modified with more than nine spaces must be sent for site plan review by an outside peer consultant. Review is done by the town planner for nine spaces or less, and waivers and recommendations are made. It was not required at the previous visit because there were only nine spaces. Peer review is required since there are now more than nine spaces unless the Board determines that the changes are so insignificant that this is unnecessary. The changes are not minimal because the waiver requests for the narrow aisle and minimal landscaping are not considered minimal. Mr. Bethoney said Mr. Reissfelder should ask the Board if peer review is required and if it is, request that the Board not require it. However, there is no guarantee of getting the votes he needs. Mr. Podolski explained the process to him. Ms. Porter asked if there was any way to add landscaping other than the planters. Mr. Reissfelder said it is all driveway and he has done the best he can. Abutting properties have no landscaping, and he is trying to clean the property up. Mr. Bethoney said that he must bring in existing conditions photography and six sets of 11" x 17" plans so the Board can see the site and make a determination. He explained that the applicant is seeking site plan approval for the entire lot, not each individual parking area.

Mr. Bethoney explained that the office is short staffed, and Ms. Tapper is only part-time. He apologized for the lack of guidance and said a copy of the bylaw will be sent to him explaining the requirements. Ms. Tapper did not have time to properly review it because it was just dropped off at the office with no application. Mr. Bethoney said that incomplete applications should not be accepted. The applicant should hire someone if he needs help.

Applicant:	Carlos Ferreira
Project Address:	43 Hillsdale Road, Dedham, MA
Zoning District:	General Residence
Representative(s):	Carlos Ferreira, 142 Fisher Street, Westborough, MA 01581

Mr. Ferreira presented appropriate plans for endorsement of an Approval Not Required (ANR) for 43 Hillsdale Road. Ms. Tapper's report from 3/6/19 stated that the plans meet the requirements for lot size, frontage, and access for an ANR subdivision. The Town has already separated the property into two lots on GIS and numbered them. However, when Mr. Ferreira applied for a construction loan, the bank had no record of that, and there is no record of this subdivision in the Registry of Deeds. When the applicant went to the Building Department for a building permit, he was told to go to GIS to get numbers; he did that. He already has a building permit and the road has already been built. Mr. Podolski moved to endorse the plan as presented, seconded by Ms. Porter. The vote was unanimous. Mr. Ferreira will obtain a Mylar for signature.

Continuation of Public Hearing

Applicant: Town of Dedham/Public Safety Building
Project Address: 26 Bryant Street, Dedham, MA
Zoning District: Central Business
Representative: James Kern, Town Manager

- Brad Dore, Dore and Whittier
- Chip Heitcamp, Dore and Whittier
- William Brown, Principal, Brown & Sardina, 24 Roland Street, Boston, MA 02129
- *Engineer, civil engineer, and traffic engineer names could not be heard*
- Ron Votta, Owner's Project Manager, Phase I

Town Consultant: Steven Findlen, Senior Project Manager, McMahan Associates

Mr. Steeves sat for this continuation as the Associate Member for Special Permits. The project for a Public Safety Building is considered a Special Permit application for a Major Nonresidential Project. It is a proposed three-story structure containing approximately 49,500 square feet that will serve the needs of the Police and Fire Departments.

Mr. Steeves had questions regarding Phase I and Phase II of the municipal campus. In deference to his service on the Board for over 30 years, Mr. Bethoney allowed him to ask questions that he submitted in a memo, noting that it is highly unlikely that Mr. Dore and his team could answer these questions briefly tonight. He hoped they could provide insight. Ms. Doherty will e-mail the questions to Mr. Kern. Mr. Steeves requested responses in writing prior to the next meeting.

Phase I, Town Hall/Senior Center

1. Did the construction job go out to bid? Was it based on detailed plans and specifications subject to all building codes? He wants this in writing so he can read it and so everyone else in town can understand it. *Mr. Kern said yes to both questions.*
2. Has the construction to date been built out from an approved plan and specifications to current building codes? *Mr. Kern said yes.*
3. What is the current build-out status? *Mr. Kern said it is about 95% complete.*
4. What is the expected completion date? *Mr. Kern said substantial completion is mid-April 2019. The final completion is no later than mid-June 2019. Mr. Votta said April 12, 2019.*
5. What is the total estimated cost of Phase I, i.e., acquisition cost, engineering cost, design cost, build-out cost, carrying cost, and financing cost? *Mr. Kern said it is estimated to be just under \$25 million.*
6. Who are the project manager and the Clerk of the Works for Phase I? *Mr. Kern said it is Atlantic Construction Management, Inc., represented by Ron Votta, owner's project manager for Municipal Campus Phase I, and John Votta, Clerk of the Works.*
7. What is the project manager's job description? *Mr. Kern will provide this in writing.*
8. What is the job description for the Clerk of the Works? *Mr. Kern said he is not sure how this fit in with the purview of the Planning Board but will provide this.*
9. Who hired the project manager and the Clerk of the Works? *Mr. Kern said the Town of Dedham through its Building Committee, Town Manager, and Board of Selectmen.*
10. Who do the project manager and the Clerk of the Works report to? *Mr. Kern said the Town of Dedham through its Building Committee, Town Manager, and Board of Selectmen.*
11. How many total parking spaces are required in Phase I? *Mr. Kern will provide this in writing; he said this has been reported a number of times previously.*

12. How many parking spaces are proposed for Phase I? Mr. Bethoney clarified this as how many are required and how many have been put on the ground. *Mr. Kern will provide this in writing; he said this has been reported a number of times previously.*
13. How many parking spaces are smaller than required by regulations for Phase I? *Mr. Kern will provide this in writing. Mr. Bethoney said that his response letter should include the total number of parking spaces as required by the regulations for the entire campus, how many parking spaces are proposed, and the size of the spaces, and how many have been put on the ground for the entire campus.*

Mr. Steeves stated that it is the applicant's obligation to resolve all issues and correct all mistakes made in Phase I before moving forward on Phase II.

Phase II, Public Safety Campus

1. What is the total estimated cost of Phase II, i.e., estimated total cost for the Public Safety complex, engineering cost, design cost, build-out cost, carrying cost, and financing cost? *Mr. Kern said the project was approved at Town Meeting at \$45 million, which is the estimate they are still working with. Financing costs will not actually be known until they actually "drop the ball," and they have not done that yet. This can be estimated. The \$45 million includes the design cost, build-out cost, and tear-down cost for Town Hall, etc., but it is an estimate until all the different elements of the project go out to bid. It could come in lower or higher as a result of the bid process.*
2. Who determined the proposed location of the Public Safety Building? *Mr. Kern said that, working through a process with the Building Committee, the Fire and Police Chiefs, and the design team, the proposed location was agreed upon as the best position for the building. Mr. Bethoney asked for this in writing.*
3. What professional advice did the applicant obtain to make the decision on where to place the building? *Mr. Kern said that Dore and Whittier's team of civil engineers, surveyors, site designers, etc., was chosen after many months of design that the Building Committee undertook. There was a whole team of people with whom they worked for professional evaluation for location of the building.*

With regard to the existing Town Hall, Mr. Kern said that for a building that is in its last six months of service, it is in pretty good shape, rating the condition and structural integrity as very high. Originally the real objective was to construct two Public Safety Buildings; this has evolved into one building. The driving motivation behind the combined project was to relocate the Town Hall next door. The existing Town Hall was originally going to be converted to a Police station and the existing Fire station would be renovated and enlarged. However, it was determined that combining the police was the right decision. The overall condition of the existing Town Hall is good, but there are rooms that are not what they should be. The condition of the building, however, even if it is a top-notch building, has nothing to do with the decision to demolish it and construct the Public Safety Building. Mr. Bethoney said that Mr. Steeves' question is concerning the demolition of a perfectly good building. Mr. Steeves said there should be a modern fire station, but he does not believe it should be moved from its present location due to its ease of accessibility. The Town Hall has everything that the police station can use, i.e., vaults, plumbing, two floors, and an elevator, and it is "absolutely moronic" to tear it down. He is totally opposed to the proposal.

The Board heard site and landscape design at this Public Hearing. A brief overview of the project was provided. Mr. Heitcamp showed the location of the bays for the fire engines. There will be secure parking under the building and 39 spaces outside the building for Town Hall and visitors. An access ramp for the underground section is off Union Place. There would be a rain garden and

curved seating on the corner of the property. The Fire Department will remain in its present location during construction.

Overall landscape lot coverage is 5.4%; they will seek a waiver for this. Mr. Bethoney said the Board has received many letters from residents requesting as much green space as can be accommodated. Renderings were shown. The triangular park area will be relatively small, and concepts range from a gazebo to something contemporary. There is a slight grade change, but it is essentially flat. The seating area would be about 25 feet across. Not a lot of area can be used due the parking requirements; these could not be met in Phase I but more parking was picked up in Phase II. Storm-water control needs to be because there is a lot of impervious surface in the park area. They are trying to strike a balance but do not have enough green space.

Mr. Bethoney listed residents who wrote letters asking for as much green space as possible. Martha Abdella wants as much green space as possible, outdoor lunch areas, a gazebo for gathering, concerts, gardens, benches, etc. Diane Barry-Preston wants as much green space as possible. She described it as a small parklet with benches and shade, etc. Meg Duncan is interested in similar space. Her letter also has a fountain or monument written on it; it is not clear if she made those comments. There should be enough space for public gathering for seniors and youth. Elizabeth Martin, who was present, would like to see the size of the pocket park increased somewhat, and would like to see space for at least 30 visitors. Dr. Michael Cocchi wants as much green space as possible around the Public Safety Building. He would also like as much green space as possible for any future projects in Dedham Square. He provided documentation on how green space improves health and wellness.

Mr. Dore has designed Public Safety Buildings for other towns. Mr. Bethoney asked if there are usually public gathering spaces in and around a public safety facility. Mr. Dore said he would not characterize them as public gathering spaces, but they are not unique. However, there is not much land, and they are trying to do the best they can with what they have. Mr. O'Brien said it is not as much about providing park space for the Public Safety Building, but for the combined campus. Mr. Bethoney said there is no green shown on the Town Hall side and asked that a photo of the entire campus be supplied. If the whole campus was shown as one plan, it would show up as a much greener site. The seating at the pocket park would be approximately 25 feet across. There is a granite wall on the right side with benches. Someone had suggested taking a seat wall and making it lower along one side where the bell will be. The area is roughly 1,200 square feet. Mr. Brown did not consider it green space because the whole area is planted. There will be a walkway from the parking lot that is handicapped accessible. There is roughly five feet of grade change at one point, but it is otherwise flat. For further details, please see the renderings.

Ms. Porter asked if they looked for any way to get more green space and public space by changing the parking or the bump-out at Bryant Street. There is a proposal to add street parking, and she wondered if green space could be added by not putting parking in front of the park. Mr. Brown looked at alternatives, but they determined that it was necessary to have three spaces there. Mr. Bethoney supported Ms. Porter's comments. If the three parking places on the street, which are eight feet from the fog line, are removed and the edge of the curb moved eight feet into the street, it would slow down traffic, provide more parking, and increase the landscaping area. He did, however, question whether these spaces would be used for green space or for other purposes. Mr. Brown said they will need a curb transition area at some point. Mr. Dore said he could do this if it would help, but he did not see how it will. There would be a landscaped area for more green space, but the 25-foot round would be maintained. Ms. Porter said this conversation is separate from traffic,

but there is a tremendous need for traffic calming there. She did not think that parking cars there would help this, but road narrowing would.

Ms. Porter said that Phase I and Phase II are two different projects. The Board had asked for a full landscaping plan in October/November 2018; Mr. Brown said they brought one. She asked what was planted in Phase I and whether they are consistent in Phase II. Mr. Brown said that some of them are. There is a plan for irrigation on the non-structured landscaped area in Phase II. There are copious weeds on Phase I because they were not watered. Ms. Porter asked how the proposed plants would work in extreme weather, e.g., drought, and how they would do without irrigation. Mr. Brown gave an explanation of who is responsible for the first 90 days after completion, the one-year warranty on them, and how much water will be necessary, e.g., the need for watering for a year or two. He showed a drawing of the plants on Phase I and what they will use on Phase II. They propose some grasses that get 18" tall. Mr. Bethoney asked if they have landscape renderings of what the site will look like at completion; the Zoning Bylaw states that any renderings submitted with the package are incorporated into the representations made by the developer. If it does not look like the renderings, it does not comply with what was approved. Mr. Brown said they have renderings, but the software does not place everything perfectly. Mr. Bethoney asked for photography of similar plantings, saying that the town is scrutinized because of the condition of the Town Hall. Mr. Brown did a rendering of the trees at the last meeting. The Board had asked how many years it would take to get the canopy depicted and what the trees would look like at the time of planting. Mr. Brown showed a rendering, saying there would be an 8-10-foot canopy. He also explained where the grass will be and that there will be a mulch bed for the shrubs. There will be a bio-retention area.

Ms. Porter said that there are few opportunities to add green space in Dedham Square, and stressed the need for this. Mr. Brown discussed this in detail for both Phase I and Phase II. Mr. Kern said the townspeople are looking at the landscaping in front of Phase I. The plants selected by the committee and the landscape architects were similar to those chosen for Phase II. They were indigenous and did not require a lot of water. Circumstances in that construction were that the contractor was terminated, but their maintenance under warranty may still apply. He is not defending the landscaping in Phase I but did not think it was fair to compare the landscaping for the two phases.

Audience

Hope McDermott, 580 Bridge Street, asked how utility poles and electrical wires would be handled and if there would be underground utilities throughout the length of the frontage of the municipal campus. Mr. Bethoney said that all the private developers are made to take them down and asked how the Town would handle this. The renderings do not show utility poles or wiring. She also asked if a water feature had been considered in the green space. *Unintelligible*. Mr. Kern said the poles would not necessarily be taken down in front of the new Town Hall, but they would obtain a scope for in front of the Town Hall, the Public Safety Building, and Union Place. Mr. Bethoney said this would be an undertaking.

Mary Anne McCaslin, 558 Washington Street, said it looks like there is more hardscape than green space in the round space, and there are a lot of walkways. Mr. Bethoney asked if the community would prefer a grassy area and more trees. She said they would, and suggested benches along walkways. She agreed that traffic calming is a very important issue.

Elizabeth Martin, 50 Village Avenue, discussed the walkway and width of the roadway and traffic.

Mr. Bethoney asked if any board members had an issue with narrowing the road to the extent possible engineering-wise and adding more green space. No one did. He then asked the applicant to do what is possible to provide more green space and narrow the roadway. He wondered if roadway alignment is going to be changed significantly. Mr. Dore will try to make that accommodation and see if it works to maintain traffic flow and achieve traffic calming. Mr. Bethoney said it should be to the extent possible so that it works well and is safe and efficient.

Jean Zeiler, 50 Woodleigh Road, asked about the parking requirements. Mr. Bethoney said the first hurdle is to provide parking based on the regulations in the Zoning Bylaw. The regulations require 370 spaces; they are proposing significantly fewer spaces. They need to figure out the uses on the site and the size of the uses on the site; this dictates the parking requirement. They can then determine what they can put on the site. He gave a detailed example of this. The majority of the spaces at the site that the public will use will measure 9' x 19' or 9' x 18' with a one-foot overhang; 65 spaces would be undersized. Ms. Zeiler asked how many people would be allowed to park on site. Mr. Bethoney said that the applicant's argument is that the site is over-parked, and thus the number proposed by the applicant, although fewer than required, is adequate. The applicant had previously said they would not be short any spaces for the Public Safety Building. The total number of required parking spaces at the Public Safety Building is 125 spaces; they have proposed 39 surface spaces and 86 spaces below grade in the parking garage for Phase II, so this has been met. The entire campus would contain 212 spaces. However, based on the 370 spaces required by the Order of Conditions in Phase I, the applicant has 212 spaces, which is 158 spaces shy of the requirement; 86 of those spaces are not on grade and cannot be accessible to the public. The applicant had previously committed that they would meet the parking requirement for the campus.

Alison Staton, 30 Woodleigh Road, asked what surfaces are proposed for the site, snow management, and what the stormwater management would be. The parking area will be asphalt. Water will be adequately handled on the site and run off will be used on site as much as possible to irrigate the landscaping. Mr. Brown explained the stormwater management in detail; for specifics, including sheet flowing to the landscaped areas, please see the plans. The Conservation Commission process was explained as well.

W. Shaw McDermott, 580 Bridge Street, said the idea of an attractive space is of tremendous importance. He explained the benefits of sight and sound of water. Mr. Bethoney said Mr. O'Brien has long suggested, proposed, and attempted to motivate people to introduce some type of water feature in that location, whether it is a fountain or a pool. The applicant (the Town) has not proposed that to the Board. Mr. Brown said they considered it, as well as a number of different alternatives, but were led in a different direction by people who felt that the proposal was a more appropriate application. The maintenance perspective is an issue for the DPW, who would maintain the area. Mechanical issues were also a concern. DPW should have input into this issue, and Mr. Bethoney asked that they be consulted again.

Mr. O'Brien said his proposal originally was that it be a memorial to all the town volunteers over the past 350 years; it had been proposed for the Town's 350th anniversary. However, finding a location was problematic, so it was pushed back. He has tried to introduce it at this location, but the logistics are of concern. He described the memorial, which would be made of Dedham granite symbolizing the people of the Town, native rock, and water symbolizing the townspeople coming down the Charles River to settle the town. He said it has been difficult to find a location and to get this accepted. Mr. Bethoney asked the applicants to speak with the Building, Planning, and Construction Committee and the DPW about this.

Fred Civian, 24 Spruce Street (Conservation Commission Member), understood that there are about 50 existing parking spaces at the Town Hall and another 10 or so available, and that the project will double or triple the existing amount. Mr. Bethoney said a Senior Center was added as well. The Conservation Commission saw a proposal for Phase I several years ago that included a large open space. It traded away parking spaces and included trees and open space. He wanted to get this adopted, but unfortunately did not push it. The Commission chose to do the open space later on. He agreed with moving the roadway, but also asked that the Board consider trading some of the parking spaces to significantly increase the amount of usable open space that included trees. This would require a redesign to “think bigger” by using the additional space from the roadway and maybe five to ten spaces. This would be a significant increase the amount of open space. He said the Planning Board could work out a plan to do this with the developer and the developer’s agent.

Giorgio Petruzzello, Developer, asked about the parking garage. He said there is significant snow-fall at times and asked if it would hold the load. Mr. Dore said it will and explained this in detail.

Ralf Heilmann, 59 Woodleigh Road, said the water feature should be a relatively minor expense. He said it sounds like there will be parallel parking along the street. Mr. Dore said it was not part of this project. They will work with traffic engineers for traffic calming and safety. Ms. Porter asked about narrowing the street for traffic calming. Mr. Heilmann said the whole corridor needs to be evaluated. Cars will be coming down at 40 mph, then hit a 25-mph zone. Mrs. Martin recommended a chicane and plantings down the center line.

Mr. Civian said there needs to be more clarity about what the Town is looking for, as well as the views of the Building, Planning, and Construction Committee (BPCC) about what they would propose. The Planning Board should use its abilities of persuasion to get the Town to look at the entire campus. If the Town looks at it piecemeal, the end result will not work well. Mr. Bethoney said they had asked for that originally, but the applicant said they would not do that in Phase I, saying they would correct any issues in Phase II. Mr. Civian asked to whom he should speak about this; Mr. Bethoney said, “he just left” (*he did not name the person*) and the Select Board. This was not from the BPCC, which is a recommending body that listens to projects and suggests alternatives. It was from the developer, which is the Town of Dedham through the Town Manager and the Select Board. The Town Manager made the presentation and “sold it” to Town Meeting. Mr. Podolski, speaking very strongly, said the Board has been asking Mr. Kern to come before the Board for three years to discuss the project, but he would not. He never talked to the Board about it, and in fact refused to do so. The Board has been put in a position to “make it work.” This has been the biggest boondoggle. A private developer would never have been allowed to develop project like this in Town, but the Planning Board has been forced to do it because of the way the Town approached the project. He said it is unfair. The project does not work, but the Board has to do it.

Mr. Podolski asked what the applicant has done to find off-site campus parking; they are short about 156 parking spaces. There is a parking problem now, and when a police and fire station are put in, there will be a much bigger parking problem. Mr. Dore said there is no easy answer. Mr. Podolski asked what he had done to look into this. Mr. Dore said they tried to look at what the second phase would require. They are able to more than accommodate the Police and Fire staff with underground parking. With regard to public usage at the Public Safety Building, they estimated 7-10 people coming to the site at any one time. There are 96 spaces required for the building; they are providing 112. Sixteen spaces will be allotted to Town Hall, thus increasing the amount there; this would not include the Senior Center. There has to be a balance between parking spaces and green space, and they have tried to do that. He said it is impractical to assume, given the site, that they would ever be able to accommodate everyone. There are 370 spaces required, and this is

not practical for the site. He explained this in detail. He said there is no off-site solution in terms of creating an off-site lot; this is common in an urban setting. Mr. Bethoney said that Mr. Podolski's frustration is that the last time the applicant was here, they agreed to look at potential off-site mitigation for the parking shortfall. Mr. Dore said he misunderstood and thought he was to look at off-site opportunities for parking during construction.

Mr. Podolski asked about requiring employees to park off-site and to walk over to give the public access to a public building. Mr. Kern said they have been more focused on the interim and fences on the site when taking the old Town Hall down. John Sisson, Community Development Director, is looking at parking at the Keystone lot and a number of other ways with public consultants and has been working with the OPM regarding how to find parking or require employees to park off-site. Mr. Kern's view is that working in Town Hall is a similar set of circumstances to working downtown in any of the buildings. They are not in a position to reserve parking spaces for employees but thought that employees should park in public parking spaces available to anyone. There are a couple of other options they can consider but did not know if employees would want to be shuttled from the Registry when there is other public parking available. With the help of the OPM, Mr. Sisson, and the architects, they can attempt to articulate a plan where some employees, approximately 15, park off-site. He did not think it would be a particularly large number. Mr. Podolski said this would be part of the Certificate of Action. Mr. Podolski asked where snow storage will be. The applicant said it would be trucked out, and also pointed out where it could be stored on site for pick-up. This will also be in the Certificate of Action.

Mr. Podolski complimented Town Engineer Jason Mammone, P.E., on his elaborate 11-page letter that brought up many issues. He asked the applicant where they were in addressing these, including sewer. Mr. Dore said they do not have a copy of the letter but have met with Mr. Mammone and DPW Director Joe Flanagan a number of times. He has only looked at the first couple of pages. Once they look at the letter, they will address the comments. Mr. Podolski said there are serious deficiencies that must be addressed, including the recommendation that the sidewalk in front of the new Town Hall be reconstructed as part of this project. He had heard previously that this would not be done. The applicant said it was not part of their project; *Unintelligible*. Mr. Podolski said that the letter indicated that the project would require a sewage pump system, which the Town Engineer does not like. Mr. Dore explained the specifics of the system. He also indicated that there will be granite curbing all around, not Cape Cod berms. The specifications are in the documents submitted. Mr. Podolski said that Mr. Aldous always brought up the pavers that they are proposing near the Police Station and suggested that they be stamped concrete. He agreed, saying that it would be a waste of Town money to have brick across the roadway because it would require replacement. The concrete would be safer and more cost efficient. Mr. Dore agreed to consider this.

Mr. Mammone's letter also said that a waiver should be requested for 158 parking spaces; he quoted the letter in this regard. He specifically noted that there could be events going on at the Senior Center and that the senior citizens cannot be asked to park elsewhere and to walk over to the building. Mr. Dore again said he has only seen the first couple of pages of Mr. Mammone's letter, and it will be addressed. He said the main issue is overflow parking.

Peer Review, Steven Findlen, McMahon Associates

Mr. Findlen performed peer review of the project on behalf of the Planning Board. This peer review, dated February 21, 2019, was paid for by the applicant (the Town). He discussed the areas that have not been resolved, as well as the list of waiver requests that the applicant needs to move forward. His job is to make sure everything on the plan is compliant with the ZBL. He discussed only the site plan; traffic will be discussed at a later date. He has been reviewing the project since August

2018 and has been working with the applicant discussing the issues and trying to resolve them. A lot of issues raised by residents are the same his.

The main issues are vehicular circulation and safety, including what is on the ground, pavement markings, traffic signs, parking, and pedestrian circulation. Signage, trash, loading, snow storage, site lighting inside and outside the site, and other issues were also reviewed. The applicant is aware of his 29 issues; he felt that all of these have been resolved. Waivers will be requested. Three issues have been put into practice, so there are really 26 issues in site plan review. These have been discussed and resolved, including site circulation, radii, parking spaces, dimensions, access, egress, handicapped accessibility, etc. These are compliant with the exception of the waiver requests.

Waiver Requests, only specific to site design:

1. Parking.
2. Number of noncompliant spaces. They need to have 25% total. They have 40 spaces, but 60 are required.
3. Landscaping. The requirement is 15%. They have 5.4% on the campus and 5.2% on the Public Safety Building side.
4. Landscaping planting schedule. They do have a plant list.

There was extensive discussion, but it was unintelligible.

Mr. Bethoney asked Mr. Findlen if any of the waiver requests, other than parking, were significantly detrimental to the overall project. **Mr. Findlen unintelligible** but said a lot of effort has been put into the project by the applicant. Mr. Podolski noted that some people would like the parking spaces on the street taken out to create more green space. Mr. Findlen said it is a balance.

Mr. Bethoney asked Mr. Dore what he planned to work on based on this meeting, noting that he did not see any of the development team write anything down. Mr. Dore said they need to look at the three spaces in front of the building to see if they can accommodate them to provide additional green space and to take safety into account and the transition of parking. He will respond to Mr. Mammone, address Mr. Steeves' questions in writing prior to the next meeting, and address Mr. Civian's questions regarding what parking space count is for the campus right now and how it compares with what there will be. They will address maintenance of the green space, particularly the water feature. Mr. Bethoney advised them to reach out to the community and have copies of the letters to distribute; Ms. Porter said they have met with the public.

Mr. Bethoney said that once the site design and landscaping have been completed, they will move on to traffic and traffic mitigation. He asked Mr. Dore where he was in that regard. Mr. Dore said that they submitted this in the initial application. They were asked to update the traffic plan because the original was done too long ago; this has been submitted. Mr. Findlen is reviewing it and is just about ready to submit a draft. He said it would be beneficial to have a working session. He will supply the level of service at the intersections to the Board. Mr. Bethoney asked if there are any mitigating measures to increase the level of service; Mr. Findlen will determine this and explained his concerns. He will let the Board know when he is ready.

Mr. Bethoney asked if building design has been completed. Mr. Dore said it is. Mr. Bethoney said he still has not seen the entire building. Mr. Dore said they had a design at one point that was submitted, although this was not formal. They had planned in the original schedule to put the project out to bid on the 19th, dependent on the Board's consensus and when the applicant can say it is ready to turn it over to a contractor. They are not ready to put it out to bid, although the drawings

are ready. Mr. Dore will present final specifications on March 15, 2019, and pre-qualifications for general contractors and subcontractors are contingent upon the final specification. They do not have the ultimate utility design; Joe Flanagan will work with the various utility companies; the companies will not be ready to go, so they have made arrangements to work around that. Mr. Findlen concurred.

Ms. Porter discussed the parking *unintelligible*. She asked what the parking management plan was for the campus, if there would be special spaces for carpools only and *unintelligible*. She asked about the ITE requirements for the uses, which are less than the Zoning Bylaw. This was discussed in detail, but *unintelligible*. Mr. Bethoney asked that they obtain the ITE requirements for specific uses and the size of the building. Mr. Dore commented, *unintelligible*.

The applicant would like to return to the Board as soon as possible, and suggested March 28, 2019. After extensive discussion, the Board agreed. Mr. Podolski moved to continue it to that date at 7 p.m., seconded by Ms. Porter, and voted unanimously 5-0.

The Board took a five-minute recess.

Spring Town Meeting Warrant Articles Discussion

Chairman Bethoney briefly stated the Articles to be discussed by the Planning Board. the Article

Article Nineteen: Proposed by the Planning Board, Moratorium on Mixed Used Developments would be a three-fold process:

1. Impose a seven-month moratorium on mixed used developments
2. Hire a consultant team to do a comprehensive review of the impacts of the current mixed used developments.
3. Consultant Team to return with recommendations based on their studies.
 - a. McMahon would study the existing
 - b. Barrett Consulting would study the impacts

If the studies showed that reforms were necessary, then the Planning Board would present those findings at town meeting.

Article Twenty: By District Four Town Meeting Representative Brian M.B. Keaney. To see if the Town will vote to amend Section 7.8.3 (C) (1) of the Zoning ByLaw by inserting the word “Notwithstanding” immediately prior to the words “anything herein to the contrary,” or take any other action relative thereto. *Referred to Planning Board for study and report.*

This Article would simply correct a Scribner’s error in Section 7.8.3 (c)(1) of the Zoning By-Law.

Articles Twenty-One and Twenty-Two: Twenty-One proposed by Town Meeting Representative Carmen Dello Iacono to require that a Mixed-Use Development be comprised of at least 20% commercial or non-residential uses. And twenty-two, also proposed by Carmen Dello Iacono, to require that at least 10% of the dwelling units proposed in a Mixed-Use Development be designated as “affordable”.

Chairman Bethoney stated that per his discussion with Mr. Dello Iacono, the latter has agreed to write a letter to the Planning Board members stating that should the Planning Board's article on Mixed Use Developments pass at town meeting, then Mr. Dello Iacono would withdraw his two articles.

Article Twenty-Three: by the Animal Control Officer, Jayson Tracey to amend the Zoning Bylaw to clarify its application to kennels, to better clarify the meaning of a kennel.

Interim Town Planner Eve Tapper explained that currently the language in the bylaws regarding kennels was not a satisfactory definition and therefore allowed for too many illegal kennels. In order to attempt to reduce the number of illegal kennels he was putting forth this article.

Chairman Bethoney stated that there would be a Public Hearing held on April the 25th of 2019 for the public to weigh in.

OLD BUSINESS / NEW BUSINESS

Vacancy on Planning Board

Chairman Bethoney explained that Assistant Town Manager Nancy Baker had approached him about posting the vacancy for Mr. Aldous's position in the newspaper. He had asked if she could please hold off until the following day so that he could explain to the Board the procedures. He then read her letter to him regarding the Town Charter's regulations on filling the vacancy. It was required to post the position for a period of ten (10) days. After the ten-day period the applicants would be reviewed in a joint meeting between the Board of Selectman and the Planning Board. Candidates would be interviewed by both Boards, and a member would be chosen. The replacement would serve until April 2020.

Mr. Aldous had also been a member of the Building and Planning Committee. Mr. Bethoney asked the Board to consider whom they wished to nominate to replace Mr. Aldous in this capacity.

Daughters of St. Paul Sisters Book Center, 885 Providence Highway, Dedham, MA

The Board reverted to the matter of the Daughters of St. Paul as had been discussed in the beginning of the meeting. Eve Tapper presented a drawing to the Board of where the organization wished to have their new fence installed. Cars had been using their parking lot as a cut through when there was heavy traffic on Providence Highway. They wished to eliminate this access as they felt it was a safety hazard for pedestrians at their site.

The Board signed the proposal allowing for the fence to be installed at their site.

Motion: Mr. Podolski moved to adjourn the meeting. Ms. Porter seconded the motion.

Vote: The vote was unanimous, 5-0 (with Mr. Steeves voting).

Meeting was adjourned at 11:23 pm.

Respectfully submitted,