

**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, April 7, 2021**

**Virtual Meeting Via Teleconference and Telephone**

**Present:** Bryce Gibson, Chair  
Christine Perc, Vice Chair  
John Haven, RLA, ASLA

**Not Present:** Steven Davey

**Administrative:** Jeremy Rosenberger, Planning Director  
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 **April 7, 2021** 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.
- 3.

The meeting began virtually at 7:00 pm on March 3, 2021. The Chair Bryce Gibson read a statement regarding meeting protocols. He then asked for a roll call of participants on the call:

- Christine Pereg, Vice Chair
- John Haven
- Bryce Gibson, Chairman

**37 Bridge Street – Atlas Kebab & Grill**

*22 sq. ft. wall sign and 7 sq. ft. tenant panel.*

Said Samir was on the video call for the application. The Chairman asked if anything was being proposed on the main pylon sign, and the applicant said no, just the sign at the business on the building wall. It should be noted that the sign was already up without prior authorization. The applicant then further explained that they were waiting for approval from the board before putting a sign on the large pylon one in the front of the plaza.

Chairman Gibson stated this was difficult as the sign was already up. He would have made changes to the sign. Christine Pereg agreed that she would have made changes as well. She asked about the logo. The applicant stated that it was a shawarma machine with flames. John Haven had the same comments as the rest of the board. He said the applicant may want to remove the logo and focus on enlarging the name and lettering of the business. The other board members agreed with Mr. Haven.

A motion was made by Christine Pereg to recommend the background logo be removed and the size of the lettering be increased to utilize the allowable area. The motion was seconded by John Haven and a roll call vote was taken:

Christine Pereg – yes  
John Haven – yes  
Bryce Gibson – yes

The motion passed 3-0.

**505 High Street – Bellagio Pizza**

*60 sq. ft. internally illuminated wall sign*

Emmanuel V. Meimaris, Esquire was representing the owner of Bellagio Pizza, Starvos Parmaxidis, and was on the video call. The owner had bought the establishment back in June of last year and was unaware he needed to go before the Design Review Advisory Board. Since he was unaware, he replaced the old sign with his new one, and it is exactly the same size, he only purchased a new insert for the sign case.

Chairman Gibson asked Jeremy Rosenberg, Planning Director, what the board's direction should be in cases like these. Mr. Rosenberger said it was up without a permit so treat it like any other sign as it is subject to DRAB review.

Chairman Gibson stated that he liked the Bellagio logo, but he did think the sign was too crowded with the phone number and the rest. He understood the need for these things given the business, however it made the sign too crowded.

Christine Perc agreed and felt the sign should just say Bellagio Pizza and Grill, and perhaps some of the additional information could be put on the glass window instead of the sign. She also was not fond of the font and would have liked another one.

John Haven agreed with the other two board members. He felt this was an old way of doing signs and the phone number should be removed.

A motion was made by Christine Perc to not recommend the sign as is. The board felt the sign should consist of only the name of the business, and the phone number and additional wording should be removed. The motion was seconded by John Haven.

A roll call vote was taken.

Christine Perc – yes

John Haven – yes

Bryce Gibson – yes

The motion passed 3-0.

### **65 Cedar Street – Philosophe**

*New 31 ft. awning*

Christina Elfar, the owner of Philosophe was on the video call to represent her application. She explained that she was hoping to install a new awning. It would be black, and logo would be centered. She wanted clean, modern lines.

Chairman Gibson stated that he liked the logo and the awning. He asked if she was going to consider the window signage later. She said the window signage was already in place. The Chairman then asked if the signage fit their allowable, and the Mr. Rosenberger said they are allowed 25% and it appeared to be less than that.

Christine Perc asked if this was to replace the existing awning and yes, it was. It would run the entire storefront. John Haven stated he felt the one awning would be a huge improvement and he liked the design.

Christine Perc made a motion to approve the signage as presented. The motion was seconded by John Haven, and a roll call vote was taken:

Christine Perc – yes  
John Haven – yes  
Bryce Gibson – yes

The motion passed 3-0.

### **160 Meadow Road – ABEX Logistics Services, LLC**

*Seven (7) new exterior overhead doors*

Matthew Sherman from ABEX Logistics Services, LLC was on the video call. They have six overhead doors, and they would like to add four more doors along the backside to load and unload trailers. It would be the same design and layout, just more doors.

Chairman Gibson stated that it was a straightforward proposal, and he did not have any comments. The other board members agreed.

A motion was made by John Haven to approve the proposal as presented. Christine Perc seconded the motion, and a roll call vote was taken:

Christine Perc – yes  
John Haven – yes  
Bryce Gibson – yes

The motion passed 3-0.

### **80 Bridge Street – Petruzzello Properties**

*Design review for proposed four (4) story Mixed Use Development project consisting of 41 dwelling units and 4,353 sq. ft. of nonresidential/commercial space.*

Mike McKay, the architect for the project, was on the video call for the project. The proposal is the renovation of the building, which is currently under agreement, and has been in disrepair for some time. They are proposing a mixed-use development keeping the existing two stories and adding an additional two for a total of four stories. It is on the Charles River and there is a comprehensive landscape plan for the site.

The building would be covered in brick on all four sides, it would mimic a traditional warehouse look. They would keep an opening rhythm with very traditional detailing. There would be a modern, contemporary stairwell. The proposal had already been given approval from the Zoning Board of Appeals for the height. They were currently before the Planning Board still. The proposal originally had balconies, but they have since been removed from the proposal.

Landscape islands and snow storage areas would be included but the site had already done before the Conservation Commission and had received approval, so not too many changes would be implemented.

A motion was made by John Haven to approve the design as presented with the following recommendations:

1. The upper levels to have a different color, possibly darker.
2. Consider options for the corner detailing.
3. On the landscaping, reconsider the use of the lawn and possibly have a seating area.

The motion was seconded by Christine Perek and a roll call vote was taken.

John Haven – yes  
Christine Perek – yes  
Bryce Gibson – yes

The motion passed unanimously 3-0.

### **Minutes**

A motion was made to approve the minutes of September 2, 2020 and October 7, 2020. The motion was seconded, and all were in agreement, motion passed.

A motion was made to adjourn the meeting at 8:02 pm. The motion was seconded, and all were in agreement.