

**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**  
**July 25, 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  
James McGrail, Esq.  
Ralph Steeves, Associate

**Staff:** Jeremy Rosenberger, Planning Director  
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.

**Approval of Past Meeting Minutes**

Chairman Bethoney, as a courtesy to the applicants present for interviews for the Dedham 2030 Master Plan Committee, suggested a motion to table to the next meeting the first item regarding approval of past meeting minutes.

Motion: Mr. Steeves moved, seconded by Mr. Podolski.

Vote: The vote was unanimous at 5-0.

**Dedham 2030 Master Plan Committee**

Chairman Bethoney explained that in its undertaking of a Master Plan Review, Revision & Update to the 2009 Master Plan, they are recruiting community members for the five (5) At-Large member appointments. The Selectman also have two (2) At-Large member appointments. As there are more than five (5) applicants, those not chosen may have an opportunity with the Board of Selectman, as well as other opportunities.

**Applicants:** **Dr. Margaret Adams Whitfield**  
**Ms. Dieckmann Cogill**  
**Mr. Nathan Gauthier**  
**Mr. Daniel Hart**

**Mr. Justin Humphreys**  
**Mr. Daniel Maher**  
**Mr. Andrew Pepoli, recently appointed to the Zoning Board of Appeals as an Associate member, was not present.**  
**Ms. Sharna Small Borsellino was traveling and not present.**  
**Mr. Scott Steeves**  
**Mr. Andrew Tittler**

Chairman Bethoney called Mr. Tittler to go out of order since he had limited time.

Mr. Tittler mentioned: 1) the importance of the work as it is the method by which the community decides what Dedham will look like in the future. He wants Dedham to continue to be a community where small businesses thrive, families with young children can afford to buy, and seniors can afford to stay. 2) He has lived in Dedham 20 years and he desires to continue to give back to the community. He served the last nine years on the Conservation Commission, helped draft the latest edition of regulations and can bring that perspective to the committee. 3) He is an attorney focused on environmental and general governmental law. Using that skill set, he can continue to be of use to the community.

Chairman Bethoney then called Dr. Margaret Adams Whitfield.

Dr. Whitfield introduced herself as in her 8<sup>th</sup> year as an Assistant Superintendent in the Melrose public schools. She has also been a Principal and a Curriculum Director in urban and suburban communities. She started as a teacher. She has done a lot work around strategic planning, managing large numbers of groups, community members, stakeholders and educators. She participated in the Mass Dept. of Education Secondary Education strategic planning process and underwent training for long term strategic planning. She has two children, 12 and 15, and is a 17 year resident of Dedham. She serves as a town meeting member, is on the Human Rights Commission, and Cultural Arts Council. Her interest is in health and human services, how marginalized groups are represented and have access to town services, and the young and elderly access town services and transportation. She is very concerned about opiate, drug and alcohol abuse. As the town has grown in diversity, she wants to make sure the planning process is inclusive of the whole community. She also wants to see that the plan addresses increasing traffic, and the challenges of density and growth in business and development as they impact quality of life.

Chairman Bethoney called Dieckmann Cogill.

Dieckmann Cogill began by saying this would be her first-time serving Dedham. She has lived here 3 years and has 2 teenagers. She feels a part of the community and wants to give back. Her background as a Transportation Planner is well suited for the Master Plan. She has worked on transportation plans in Dublin, Ireland, New York City, California, and Boston and has a broad range of experience and understanding of the state. Her work with the private and public sectors gives her a well-rounded perspective. The master plan provides the opportunity to set goals on how you want the community to be, how to accommodate inevitable change, figure out the best policies, be inclusive of the entire community, compromise between competing elements and plan for resiliency around climate change. She understands the master plan process and the different stake holders involved.

Chairman Bethoney then called Nathan Gauthier.

Nathan Gauthier stated he is a Sustainability Director for a large commercial contractor, but prior to that was on the client side as a sustainability consultant for building projects and master plans including a 20 billion dollar Allston development, work in Dubai, housing developments in Rwanda and local plans. He has a 1

and 3 year old and will be looking for playgrounds, after school activities, and public transportation. Climate change is his specialty. He chaired the U.S. Green Building Council's Energy Technical Advisory Group and wrote their language around energy and energy efficiency, issues related to climate change, renewable energy, etc. The master plan should consider shading from trees, more public transportation, walking, and bicycling in lieu of single occupancy vehicles, orientation of housing and public buildings, encouragement of buildings with renewable energy, amenities the town wants, tax incentive allowances for floor area ratios, and expediting the permitting process. The plan needs to be incentivized. The new economic development zone is a great tool. A good master plan can take funding from that zone and help the town realize some of those goals. He's been on the Conservation Commission as an alternate for 2 years.

Chairman Bethoney then called Dan Hart.

Dan Hart works at Harvard University in Strategic Procurement and has seen what proper planning can achieve. His job also sheds light on the benefits of new technology, not just for education, but all forms of government communication and meetings. The master plan can address that. He has been involved with 2 plans: East Dedham Design Guidelines and Parks & Recreation and has seen the changes people want. On the historical side, he is interested in preservation, not just of buildings, but the wealth of other historical resources that no one knows about that are underappreciated and can be enhanced with a proper master plan. He has seen the struggle it is for his mother and her friends to live here and wants to work on what will keep them in their homes in Dedham. He has 3 children and sees their perspective. Traffic is a challenge; the plan can ease how people get around in town. When Boston was considering hosting the 2024 Olympics, he saw that the town leaders were unaware of how much Dedham had to offer in that scenario. That can be built upon in the Master plan.

Chairman Bethoney then called on Justin Humphreys.

Justin Humphreys moved here 6 years ago, has 3 sons, and his wife teaches at the Avery School. He previously lived in Jamaica Plain for 10+ years, was on the Stoneybrook Neighborhood Association, and was appointed by the BRA to their large development committee as a neighborhood representative. He is an architect and principal in his firm where most of their projects are public and he has represented clients in front of other town boards. He would like to be part of his town. He then read a statement: The parts of a community and town are interconnected in a complex system: public and private, road networks, playgrounds, woodlands, wetlands, all make a rich community. We have a way to affect those things and after, they have a way of affecting us and how we operate. It takes a community, according to their different interests, to study and analyze so many moving parts. As an architect, he has spent time analyzing these complex systems, understanding how one part affects another, how one decision can affect others. He enjoys the planning process, being part of the community, and would like to offer his services.

Chairman Bethoney called Dan Maher.

Dan Maher is married with a 4 year old son and has lived in Dedham 17 years: 9 in East Dedham and 8 in Greenlodge. He has a degree in Psychology from Holy Cross and has been a financial advisor for 23 years. This has provided him with an unusual skill set: data gathering, data analysis, and helping clients solve problems, identify goals, prioritize them, and make a plan to achieve those goals. He then circles back to ensure the plan is working. Communication is his strongest attribute. He has been a baseball coach since 2008, joined the Baseball Board in 2011 and has been the League President since 2012. Through this, he has established relationships with hundreds of families from all neighborhoods. He can help represent their wants and needs as it relates to the master plan. He is passionate about open space and recreation and will bring that to the planning. He has invested a lot of himself deeply into the town and has a vested interest to see the town develop and continue to grow. The baseball program is forward thinking, seeking feedback from members to improve, just as the Planning Board is forward thinking as it relates to the master plan.

Chairman Bethoney then introduced Alix O'Connell who was there to interview for the Dedham Square Committee as she was unable to attend the last meeting.

Alix O'Connell has lived in Dedham 4 years and has 3 children. She's an attorney and worked for Mayor Menino for many years in municipal law. She worked on the master plans for Food Policy and Parks and Recreation. In Dedham, she got involved in the Parks and Recreation master plan through her child's involvement in lacrosse. She has a different point of view and can represent a different population. She straddles a lot of different parts of Dedham, being in Precinct 1. Being in the private school network keeps her out of the Dedham community, but she has tried to bridge that through lacrosse and political activism. She has a pathway into a group that's really not involved in politics. She can help bring that group back into the town, has a well-rounded base of knowledge, is organized and can assist in many different areas. The town has been in a bit of a schism with negative campaigns. This is an opportunity to look at it positively and move forward.

Chairman Bethoney then called Scott Steeves.

Scott Steeves is a lifelong Dedham resident who grew up in Greenlodge and now resides in Oakdale. He's been on the Zoning Board of Appeals for almost 20 years which has been an enriching and rewarding experience and he believes working on the Master Plan would be the same. He brings the perspective of two different areas of Dedham and has similar motivations as the other interviewees: frustration about traffic, concern for children and the elderly, concern about the direction the town is heading. It's vitally important that Dedham have the best master plan moving forward and he would like to be involved in developing it.

That concluded the interviews. The Chairman was thrilled with every applicant and promised that if one of them was not chosen for the 5 available appointments, he would work with his colleagues to find them a productive role on one of the subcommittees that will be formed.

Ms. Porter stated that so often the town posts openings and gets the bare minimum of applications, or not even enough to fill the posts. It is very gratifying to see the unique talents, perspectives and interest in serving the town.

Chairman Bethoney added that the level of interest from such qualified folks was enlightening and encouraging and he would be in touch with all of them.

Mr. Hart asked if there is a timeline yet and Chairman Bethoney responded it would begin before the holidays. Mr. Rosenberger mentioned that tonight's interviewees may have an opportunity with the Selectman's appointments. Ms. Porter stated that she'd been told the Selectman want to wait until after the Planning Board makes its appointments.

Chairman Bethoney confirmed the current appointments to the Master Plan Committee that had been made by other boards:

- Parks & Recreation: Chuck Dello Iacona
- School Committee: Joshua Donati
- Selectman: Unknown

Mr. Rosenberger will continue to press the Board of Selectmen to appoint a member of their Board and make their at-large appointments from the pool of residents who applied to their board directly.

## **Dedham Square Planning Study Committee**

Chairman Bethoney then called on Monica Linari regarding the Dedham Square Planning Study Committee as she was not able to attend the last meeting.

Monica Linari is a lifelong Dedham resident, grew up on Brookdale and walked every day through Dedham Square to the Ames School. She has watched Dedham Square change from being really vibrant as a child, to falling apart and now coming back. She wants to prevent the Square from losing its footing again with Legacy Place and other restaurants coming in. She's also a biker and runner and wants Dedham Square to be safe for all sorts of traffic. She is concerned about people's safety and making sure to grow connections between Pall St. and Rt. 1, getting over to Rt. 1 and getting over from Riverdale and Precinct 1. She wants to make sure the Square's great history continues into the future.

Chairman Bethoney asked if she attended the Dedham Square hearings held by the selectman during the revitalization and redesign.

Ms. Linari said no. She has been raising 2 boys and was very involved with the PTO and ECEC. She has been a town meeting member for 10 years. Her sons swam with the Clippers and she's been very involved with that the last 14 years. As her son is graduating from Dedham High and one is a sophomore, she now has more time. Her mother is in East Dedham. She wants to be sure she and her friends can continue to safely get through Dedham Square to enjoy all the activities.

Ms. Porter stated there is one vacancy for the Precinct 5 Representative. Monica Linari is the only applicant. [Rosenberger handed out the current list.] She stated that they previously voted to expand at-large members to 10 based on the quality of the candidates.

Motion: Chairman Bethoney motioned to add Monica Linari as the Precinct 5 representative to the Dedham Square Planning Committee. The motion was seconded.

Vote: The vote was unanimous at 5-0.

Mr. Podolski and Ms. Porter will flush out timelines and an agenda next week for the end of September.

### **337-339 Washington Street – Garnett Realty Trust, Robert Naser Trustee**

<b>Applicant:</b>	Garnett Realty Trust
<b>Project Address:</b>	337-339 Washington Street, Dedham, MA
<b>Zoning District:</b>	Central Business (CB)
<b>Representative:</b>	Robert Naser Trustee

Chairman Bethoney stated there is a request to continue the public hearing to Aug. 8, 2019.

Motion: Mr. Steeves moved, seconded by Ms. Porter.

Vote: The vote was unanimous at 5-0.

## 26 Bryant Street – Town of Dedham

**Applicant:** Town of Dedham  
**Project Address:** 26 Bryant Street, Dedham, MA  
**Zoning District:** Central Business  
**Representative:** Applicant and Representatives were not in attendance  
**Town Consultant:** Steven Findlen, Senior Project Manager, McMahon Associates

Chairman Bethoney then sought a motion to table the Certificate of Action related to the 26 Bryant St. Town of Dedham public safety building to the next meeting of Aug. 8, 2019.

Motion: Ms. Porter moved, seconded by Mr. Steeves.

Discussion: Mr. Steeves recommended that the Board members examine the new Town Hall and expressed concern because the welders were not certified. Work was shut down by the Fire Chief because there was no Fire Watch.

Motion withdrawal: Ms. Porter withdrew her motion.

Mr. James Sullivan, who was present at the meeting, corrected Mr. Steeves' account. Mr. Sullivan explained that the welding had been planned for 2 weeks, including the fire watch. The issue was that the welders, to save time, inappropriately removed 2 steel plates at once, rather than completing one side before beginning the other as was approved beforehand.

Motion: Chairman Bethoney sought a motion to table 26 Bryant St. to the next meeting. Ms. Porter moved, seconded by Mr. Steeves.

Vote: The vote was unanimous at 5-0.

## 62 Eastern Avenue/436-456 Providence Highway – Peter A. Zahka, II, Esq.

**Applicant:** RK Associates, Inc.  
**Project Address:** 62 Eastern Avenue/436-456 Providence Highway  
**Zoning District:** Highway Business (HB)  
**Representative:** Peter Zahka, Esq.

Mr. Zahka requested modification of the site plan for a 1 story building. The Planning Board had approved taking down the 2 story Staples building and a 1 story building going up. The former building was more residential looking so the Board asked for changes, and drawings were submitted for the new building to have a portico in the front. The portico ended up being too close to the lot line because the State had done a taking. The new plan before the Board has the portico moved by two feet.

Chairman Bethoney asked for questions, and there were none.

Mr. Zakha requested that the vote be recorded as an insubstantial change. A motion was made by Mr. Podolski that the request is insubstantial, seconded by Mr. O'Brien, and unanimously approved.

Motion: Chairman Bethoney then sought a motion to approve the new plan. Mr. Podolski moved, seconded by Ms. Porter.

Vote: The vote was unanimous at 5-0.

### **22 Bridge Street – Peter A. Zahka, II, Esq.**

**Applicant:** Elie on Bridge Street, LLC  
**Project Address:** 22 Bridge Street  
**Zoning District:** General Business (GB)  
**Representative:** Peter Zahka, Esq.

Request for modification for a 1 story rear addition containing 240 sq. ft.

Mr. Zahka stated his client was requested to appear before the Conservation Commission because historically there had been 2 waste oil tanks behind the building. He went through the process and they asked that he enclose the tanks. There was no parking plan so there was no site plan review. Mr. Zahka had appeared previously for a discussion regarding a third bay, but that was turned down so he did not proceed with a site plan review. The Building Commissioner, Mr. Cimeno initially determined that the building is changing and asked if that was part of the site plan. He is here again for an insubstantial change which does not require a site plan review. He had a previous discussion with the Planning Director who said it may have to go to the Zoning Board of Appeals unless he can convince Mr. Cimeno that it's not a significant enough change to a pre-existing, non-conforming building that's been there since the 1950s. The plan is basically to enclose those tanks. Because it is a gasoline service station, the addition would be counted as floor area and does not trigger a parking plan review. Mr. Zahka requested that the change not require a site plan review.

Mr. Rosenberger stated that the addition is not subject to minor or major site plan review since there is no site plan and none of the thresholds are applicable or met.

Motion: Chairman Bethoney sought a motion that the proposed addition off the back is not subject to site plan review. Mr. Podolski moved, seconded by Mr. O'Brien.

Vote: The vote was unanimous at 5-0.

### **Mixed-Use Development Study**

Chairman Bethoney introduced consultant Judi Barrett, from Barrett Consulting, LLC to discuss the next steps regarding the Planning Board's mixed-use study which is about to begin.

Chairman Bethoney invited Ms. Barrett to talk about her development team and proposed scope based on her discussions with the Town Planner.

Ms. Barrett said the team consists of 3 firms:

- Barrett Consulting
- McMann Associates for Transportation
  - Stephen Findlen
  - Christi Apicella, Transportation Planner
- Mark Bobrowski – to provide assistance towards the end of the project

Ms. Barrett stated that in response to the RFP, they will rely on data the town already has to do an analysis, assess what is there, and fill in the gaps. She will talk to town staff whose operations would be affected by

development involving housing, commercial space, and schools to find out what impacts them relative to other types of development that place demands on them.

For community engagement, there will be an open meeting to explain the project and scope and get input on the pros and cons of the current mixed-use developments. An online survey will increase participation in that process so the public is aware the project is taking place and can weigh in. She will then return with findings.

The prototype is a one tack analysis to look at what's happened in Dedham to date, draw on the experience of other communities, look at the cost to provide services to that type of development as opposed to other types of land use and the revenue picture. She will talk to developers, property owners, and other businesses in Dedham Square to understand the market that is driving this type of development and how businesses see mixed use developments in their back yard. There will be a very limited environmental impact study. She's not sure that is necessary. She asked if there were water quality concerns. She could interview the environmental coordinator or public works to see if this has been an issue in the past. She will look at the demographic factors—different developments contribute to the character of a community and sometimes cause a lot of change—and how it relates to or differs from demographic changes already happening without mixed-use development. She will look at a limited sample of other towns as Dedham's mixed-use projects are fairly new. She will look at 4 projects of different sizes where the projects have been around a while and the tenancy stabilized.

Ms. Barrett will create a package that shows what is happening due to Dedham's current zoning laws, what is happening in other communities, and to what extent it is due to regulations or the market. The report will not provide an opinion, just present data.

Chairman Bethoney indicated that the zoning changes are needed by October in order to advertise and hold a public hearing. There was a short discussion regarding timelines.

Chairman Bethoney read a wish list of information he'd like to have:

- 1) Do you plan on determining exactly what we have in current inventory in residential and nonresidential uses? Number and size of units, number owned, number rented, number of condos, and the ratio. What are the benefits or negative impacts of one over the other in rentals versus owned units?
- 2) How much non-residential square footage do we have in these developments?
- 3) What types of non-residential uses are attracted by these developments?

Ms. Barrett responded that this information should be available from the town and she would like to have it.

Chairman Bethoney continued:

- 4) Be sure to include older mixed-use developments.
- 5) How do our bylaws compare to other neighboring towns: floor area ratio, lot coverage ratio related to density, height amassing, landscaping, gathering space, recreational requirements, is there some level of sustainability in the build-out?
- 6) What is the percentage ratio in the bylaws regarding non-residential to residential?
- 7) Are the bylaws so stringent that there isn't anything there?
- 8) Dedham's housing inventory is rising which brings 40B exposure. What percentage of an affordability component keeps Dedham from being 40B susceptible? What do other communities do? What is a reasonable affordability ratio? How many affordable units currently exist in town? How many are officially affordable (not vouchers)?
- 9) What are the perceived benefits based on community input and from the department heads that the town has received from mixed-use development and how we can increase those benefits in the future? What are the negative impacts incurred and how do we mitigate those in the future?



Ms. Barrett indicated that affordable units were not mentioned in the RFP and the number of units should be on record with the town.

Ms. Porter suggested that when interviewing town departments, it would be good to talk to the Housing Authority. Pressure for affordable housing that they run is so tight.

Ms. Barrett asked how she is to use that information. She is studying a product that has been built in Dedham, what markets are attracted to that product, and the pros and cons impact. That question does not get answered by this study. If the housing authority has tenants that have Section 8 and can live there, then it comes under this product.

Ms. Porter asked what's the percentage of affordable housing in Dedham? What can the Board do to encourage or require developers to include affordable units? She asked for Ms. Barrett's opinion on what's working and what isn't.

Ms. Barrett replied that it's a market and feasibility question. The tension is if you don't want big (over 100 units), but are okay with small. The smaller the project, the harder it is to absorb the affordable units. It's scale and density. If you have smaller scale but dense, the units are small. She cannot answer all of the questions.

Ms. Porter asked if she could look at different sizes. What percentage of people moved in from other towns or moved within the town? People want to downsize and stay in Dedham, but have nowhere to go. Dedham was promoting 1 bedroom apartments., but people want 2 bedrooms. We want to meet the needs of the aging population and the younger people who want to be close to amenities as opposed to building developments that will be immediately priced out of the range for most of our residents. Part of that tradeoff is around scale. We need to discuss it.

Ms. Barrett said it depends on information she gets. The answers may be more anecdotal. She'd like to speak to those in the developments that exist, but has no way to talk to those that don't. The timing is very tight to be done by town meeting. She needs to focus on this product and its impact on the town. To the extent of the information she receives, she will include the impact in terms of housing needs not being met, but it will be anecdotal. It's really a different study.

Ms. Porter stated that even anecdotally would be helpful. The topic can be explored more thoroughly during the master plan process.

Chairman Bethoney asked about horizontal versus vertical mixed-use: apartment over here and a little retail/restaurant building there. Could that be a mixed-use development on the same lot? Dedham's bylaws currently do not allow that. Should it?

Mr. Podolski stated that Ms. Barrett was here because Dedham has a lot of mixed use property. Most has been beneficial, well built, and good for the community in general. What scares him, in some of the informal scoping sessions, is discussion of supersizing mixed use where you have a large highway business or central business zone they put commercial use on first floor with hundreds of apartments above it. He wants to make sure that Dedham's mixed-use bylaws are strong enough to prevent 100-300 apartment construction—a unit limiting regulation.

Ms. Porter said that she's curious to know the data in support of not allowing larger developments. Case studies are helpful. A big project needs to be defined.

Mr. Rosenberger stated that there is a roster of all mixed-use projects in Dedham all the way back to 1910. The roster is broken down by commercial square footage, residential square footage, tax evaluation, parking spaces, data from the school department as to where children come from and if they are coming from mixed use projects. He also has an interview roster.

Chairman Bethoney charged Mr. Rosenberger and Ms. Barrett to work on a timeline by August 8th and discuss when she will come next in September.

Mr. Rosenberger stated the first community engagement meeting will be in early October and 2 months are needed to plan for that. People will also have an opportunity to present their views online if they cannot attend.

Ms. Barrett added that they will have posters and displays with a QR code and a survey link on the website.

### **Old Business / New Business**

The Board members were copied on a letter from the Sawyer Drive Neighborhood Alliance regarding the Ursuline Academy and traffic concerns in that area.

Chairman Bethoney responded that the Board should reply to acknowledge receipt of the letter and indicate that nothing can be done at this time. If a request for the parking lot is made, it will have to come before the Board and the Alliance will have a voice.

The Board was also copied on a letter regarding the Woodleigh Road neighborhood and a resident's property that's been under perpetual construction for years. No action can be done from this Board. Mr. Rosenberger will talk with the Building Commissioner.

Ms. Porter said the Woodleigh Rd. property was under renovation and then abandoned. It's being addressed under the new nuisance by-law. If this developer came across the Planning Board for something else, would we have a legal stance to address prior offenses?

Mr. Rosenberger answered, no, not directly. You can condition a project knowing a developer's track record, but if there is no site plan, then no.

Ms. Porter asked, if a developer leaves the town in a bind, what redress does the town have? If they owe taxes, have open permits on other projects, can we hold him up?

Chairman Bethoney and Mr. Steeves answered that the town can only unofficially delay the project.

Chairman Bethoney stated that the September 12 meeting will remain as is. The September 26 meeting needs to be rescheduled. Discussion ensued with no consensus. It will be discussed at the August 8<sup>th</sup> meeting.

### **Adjourn**

Motion: The Chairman requested a move to adjourn. Mr. Podolski moved and Mr. O'Brien seconded. The meeting adjourned at 9:14 pm.