

**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  
Andrew Pepoli, Associate Member



Dedham Town Hall  
450 Washington Street  
Dedham, MA 02026  
Phone 781-751-9240

Jeremy Rosenberger  
Planning Director

**PLANNING BOARD  
MEETING MINUTES**

**TOWN OF DEDHAM  
450 WASHINGTON STREET  
DEDHAM, MA**

**MINUTES OF THE PLANNING BOARD MEETING  
FRANCIS W. O'BRIEN MEETING ROOM  
JULY 1, 2021, 7:00 P.M.**

**BOARD MEMBERS:**

|                           |                         |
|---------------------------|-------------------------|
| John R. Bethoney          | Chair (until 8:00 p.m.) |
| Michael A. Podolski, Esq. | Vice-Chair              |
| James E. O'Brien IV       | Member                  |
| Jessica L. Porter         | Member                  |
| James McGrail             | Member                  |
| Andrew Pepoli             | Associate Member        |

**PLANNING DEPARTMENT STAFF:**

|                    |                             |
|--------------------|-----------------------------|
| Jeremy Rosenberger | Planning Director           |
| Michelle Tinger    | Assistant Planning Director |
| Jennifer Doherty   | Administrative Assistant    |

Minutes prepared by Mary-Margaret Scrimger of Minutes Solutions Inc. from an audio recording.

**1. CALL TO ORDER**

Mr. Bethoney called the meeting to order at 7:00 p.m. The Board said the pledge of allegiance.

**2. PUBLIC HEARING**

**450 Washington Street—Town of Dedham:**

*Request for determination of Insignificant Modification to provide 10 (ten) dedicated Senior Center parking spaces. Jeremy Rosenberger, Planning Director*

Ms. Shiela Pransky explained that parking in Dedham is at a premium. Many seniors are having challenges accessing the Senior Center, which has increased due to the Public Safety Building construction. One solution is to reserve ten parking spots for seniors during the construction.

Ms. Porter noted that some solutions were discussed previously but had not been put in place, such as carpool spaces and employee parking. She recommended approving the ten senior parking spaces and reviewing the past approvals. The Chair requested that the town manager address previous solutions.

**A motion duly made by Mr. McGail, it was resolved to reserve ten senior parking spots at the Senior Center. The motion was seconded by Mr. Podolski. A roll call vote was taken:**

|                          |            |
|--------------------------|------------|
| <b>James McGrail:</b>    | <b>Yes</b> |
| <b>Jessica Porter:</b>   | <b>Yes</b> |
| <b>James O'Brien:</b>    | <b>Yes</b> |
| <b>John Bethoney:</b>    | <b>Yes</b> |
| <b>Michael Podolski:</b> | <b>Yes</b> |

**Motion passed unanimously, 5-0.**

**146, 188, and 216 Lowder Street and 125 Stoney Lea Road—Old Grove Partners, LLC:**

*Discuss and/or approve draft Memorandum of Understanding (MOU) to donate land associated with the Planning Residential Project (PRD). Representative Peter A. Zhaka, Esq.*

Mr. Rosenberger outlined communications received since the last hearing. A resident requested a sound barrier during construction. The site is large and a sound barrier would be expensive and detrimental to the project. There is also significant vegetation between the residential area and construction site which should mitigate noise.

**A motion duly made by Mr. Podolski, it was resolved to approve the memorandum of understanding for 146, 188, and 216 Lowder Street and 125 Stoney Lea Road. The motion was seconded by Mr. McGrail. A roll call vote was taken:**

|                        |            |
|------------------------|------------|
| <b>James McGrail:</b>  | <b>Yes</b> |
| <b>Jessica Porter:</b> | <b>Yes</b> |
| <b>James O'Brien:</b>  | <b>Yes</b> |
| <b>John Bethoney:</b>  | <b>Yes</b> |

**Michael Podolski: Yes**

**Motion passed unanimously, 5-0.**

**A motion duly made by Mr. Podolski, it was resolved to approve the certificate of action for 146, 188, and 216 Lowder Street and 125 Stoney Lea Road. The motion was seconded by Mr. O'Brien. A roll call vote was taken:**

**James McGrail: Yes**  
**Jessica Porter: Yes**  
**James O'Brien: Yes**  
**John Bethoney: Yes**  
**Michael Podolski: Yes**

**Motion passed unanimously, 5-0.**

Mr. Rosenberger will create a public process regarding this project.

**Architectural Peer Review:**

*Update/discussion regarding proposed Request for Qualifications (RFQ) for Architectural Peer Review services. Jeremy Rosenberger, Planning Director*

Mr. Rosenberger noted that a third-party peer review for architectural projects would benefit the town. There is an increase in projects coming down the pipeline that would benefit from this process. A third-party peer review was done for the hotel project at the cost of roughly \$10,000, paid for by the applicant.

Mr. McGrail asked if the Design Review Advisory Board (DRAB) could fill this function. Mr. Rosenberger noted that DRAB does not have a licensed architect on the Board, but there is a position on DRAB for a designer/architect. He suggested having a list of qualified vendors. Building design can significantly influence how the town appears. Ms. Porter noted that an architect review for \$10,000 per project is a prudent investment into the community. Mr. Bethoney agreed that architecture consultants would be beneficial for building projects.

**80 Bridge Street, Petruzzello Properties, LLC:**

*Request for a Special Permit for a Mixed-Use Development Project, Special Permit for work within a Flood Plain Overlay District, Major Site Plan Review, and any associated waivers to construct a four (4) story, 41 dwelling unit Mixed Use Development and 66 off-street parking spaces. The subject property is located at 80 Bridge Street, Dedham MA, Assessors Map/Lot 14-54, and is located within General Business (GB) and Local Business (LB) Zoning Districts and Flood Plain Overlay District (FPOD). Dedham Zoning By-Law Section 3.1, 4.1, 4.2, 5.1, 5.2, 7.4, 8.1, 9.2, 9.3, 9.5, Table 1, Table 2 and Table 3. Representative Peter A. Zahka, Esq.*

**Due to a professional conflict of interest with Mr. Petruzzello's business, Mr. Bethoney recused himself and left the meeting. Mr. Podolski became the Chair during his absence.**

A motion duly made by Mr. McGrail, it was resolved to close the public hearing for 80 Bridge Street. The motion was seconded by Mr. O'Brien. A roll call vote was taken:

James McGrail: Yes  
Jessica Porter: Yes  
James O'Brien: Yes  
Andrew Pepoli: Yes  
Michael Podolski: Yes

Motion passed unanimously, 5-0.

Ms. Porter noted that this is the first development since the bylaw for affordable housing. The Board modified the certificate of action to ensure it is clear and within the parameters of the bylaw.

A motion duly made by Ms. Porter, it was resolved to approve the certificate of action for 80 Bridge Street with amendments. The motion was seconded by Mr. O'Brien. A roll call vote was taken:

James McGrail: Yes  
Jessica Porter: Yes  
James O'Brien: Yes  
Andrew Pepoli: Yes  
Michael Podolski: Yes

Motion passed unanimously, 5-0.

A motion duly made, it was resolved to approve the waivers connected to the 80 Bridge Street project. A roll call vote was taken:

James McGrail: Yes  
Jessica Porter: Yes  
James O'Brien: Yes  
Andrew Pepoli: Yes  
Michael Podolski: Yes

Motion passed unanimously, 5-0.

Mr. Bethoney returned to the meeting and resumed the Chair position.

3. **REVIEW AND APPROVAL OF MINUTES**

A motion was made by Mr. Podolski to table the approval of the minutes until the next meeting. The motion was seconded by Ms. Porter. A roll call vote was taken:

James McGrail: Yes  
Jessica Porter: Yes  
James O'Brien: Yes

**Michael Podolski: Yes**  
**John Bethoney: Yes**

**Motion passed unanimously, 5-0.**

**4. OLD/NEW BUSINESS**

Ms. Porter brought up zoning issues. During the pandemic, an effort was made to allow more outdoor dining and to ensure businesses had enough space. The Planning Board, as leaders, should begin a dialogue to ensure they are supporting companies. Other changes will be required, such as parking plans. It was suggested to do this before it becomes time-sensitive. Mr. Bethoney noted that extending outside dining on public property must be discussed within a public forum.

**5. ADJOURNMENT**

**A motion duly made, it was resolved to adjourn the meeting at 8:19 p.m. A roll call vote was taken:**

**James McGrail: Yes**  
**Jessica Porter: Yes**  
**James O'Brien: Yes**  
**Andrew Pepoli: Yes**  
**Michael Podolski: Yes**

**Motion passed unanimously, 5-0.**

**DISCLAIMER**

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting of the Board of the Planning Committee. This document shall not be considered a verbatim copy of every word spoken at the meeting.