

PLANNING BOARD

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

Planning Director
Jeremy Rosenberger



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Administrative Assistant
Jennifer Doherty

Assistant Town Planner
Michelle Tinger

**PLANNING BOARD
MEETING MINUTES**

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

**MINUTES OF THE PLANNING BOARD MEETING
VIA TELECONFERENCE
JANUARY 4, 2021, 6:30 P.M.**

BOARD MEMBERS:

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

PLANNING DEPARTMENT STAFF:

Jeremy Rosenberger	Planning Director
Jennifer Doherty	Administrative Assistant

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

1. CALL TO ORDER

The Chairman of the Planning Board, Mr. John Bethoney, called the meeting to order at 6:30 p.m.

2. ASSOCIATE MEMBER POSITION INTERVIEWS

Chairman Bethoney asked each candidate for a brief introduction, their experiences in Dedham, how the Committee would benefit if they were selected, and their understanding of the role.

Ms. Erin Boles Welsh: Ms. Boles-Welsh thanked the Committee for speaking with her. Her interest in the position is due to her strong commitment to the community. She has been a lifelong Dedham resident and represents precinct six as a town meeting member.

The housing needs of the senior population are a consideration for her. For example, the senior housing at O'Neil drive is inadequate. Residents must carry their garbage down-stairs, through the lobby, and throw it into a dumpster. It is a similar situation for laundry; there are no facilities in the building or suites.

Ms. Boles-Welsh would like to resolve some of these issues. She would be honored to lend her time, research abilities, experience in policy, and understanding of Dedham to the position. The associate role would be ideal, as her three children are intermittently learning from home.

Mr. O'Brien noted that he was touched by Ms. Boles-Welsh's family's housing discussion. He questioned if this was a Planning Board or a Dedham Housing Authority issue. Ms. Porter noted that the Planning Board had passed inclusionary zoning that provides 15% of affordable housing in all new mixed-use developments. The Planning Board is involved in creating a new master plan, which will include considerations for housing. Mr. McGrail thanked Ms. Boles-Welsh for her insight. Ms. Doherty thanked Ms. Boles-Welsh for her weekly online COVID-19 updates.

Mr. Andrew Tuccio: Mr. Tuccio moved to Dedham in July 2020. He was attracted to the town because of the accessibility to Boston, and it appeared to be a lovely place to raise a family. He wants to be part of improving it. Mr. Tuccio is a real estate developer in Boston, focusing on multi-family developments. He wants to use his expertise on the other side of the table and give back to the community. He teaches real estate finance courses at the college level.

Ms. Porter thanked Mr. Tuccio for so quickly involving himself in the community. She asked what the best thing he has seen a Planning Board do. Mr. Tuccio replied that another community hired someone as a liaison between the community, developers, and residents to understand all the stakeholders' needs.

Mr. O'Brien asked for more information about Mr. Tuccio's real estate developments. Mr. Tuccio is developing a 75-unit apartment building on Revere Beach, permitted a 114-unit apartment building just off Revere Beach, currently building a 64-unit condo building in Boston, and permitting a 64-unit apartment building in Sommerville. These are privately financed through banks and other equity investors. Mr. Tuccio also has worked with affordable housing.

Mr. Andrew Pepoli: Mr. Pepoli thanked the Planning Board for their time. He moved to the community in 2015, and his family is active within the community. He worked in commercial real estate for 14 years, including commercial development, zoning laws, the project application process, and community involvement. Community involvement is one of the essential elements of planning, in Mr. Pepoli's opinion.

He is the head of asset management for a real estate firm where he oversees 20 properties. He and his team are responsible for the entire life cycle of these properties. With his vast experience within the state and the country, he has an excellent perspective on what does and does not work. He believes the knowledge that he brings to the Planning Board is commercial development. His extensive experience on the other side of the table will give the Planning Board an upper hand.

Ms. Porter asked for examples regarding successful community engagement in development. Mr. Pepoli noted one community in Atlanta, GA, held community meetings and adjusted the development to reflect the community's needs. As an artistic community, studios and galleries were built into the development. Mr. O'Brien asked for Mr. Pepoli's view on recent special permits. Mr. Pepoli noted the hotel proposal on Eastern Avenue. Currently, there is community engagement regarding it, but there are other considerations such as height and traffic.

Change and development are not inherently wrong but need to be done smartly. He believes the hotel may lower the tax burden on residential properties and can benefit in other ways.

Chairman Bethoney stated a decision will be made at the joint meeting between the Select Board and the Planning Board tomorrow, January 5, 2021. He thanked the candidates for their time and energy.

3. OLD/NEW BUSINESS

Chairman Bethoney recognized Mr. McGrail, who asked for an update on the Providence Highway project. The answer was delayed until the next meeting due to technical issues.

4. DATE AND TIME OF NEXT MEETING

The next meeting of the Planning Board will be held on January 5, 2021, at 6:30 p.m., and at 7:00 p.m. will be a joint meeting with the Select Board.

5. ADJOURNMENT

A motion was made by Mr. James McGrail to adjourn the meeting at 7:58 p.m. The motion was seconded by Ms. Jessica 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. The meeting was adjourned.