

Design Review Advisory Board

Christine M. Perc, Chair
Steven R. Davey, Vice Chair
John C. Haven, RLA, ASLA
Bryce M. Gibson

TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS



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DESIGN REVIEW ADVISORY BOARD
MINUTES

October 6, 2021, 7:00 pm

Virtual Meeting Via Teleconference and Telephone

- Present:** Christine Perc, Chairperson
Bryce Gibson
John Haven, RLA, ASLA
- Not Present:** Steven Davey, Vice Chair
- Staff:** Jeremy Rosenberger, Planning Director
Michelle Tinger, Community Engagement
Jennifer Doherty, Administrative Assistant

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 **October 6, 2021**, as 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 several 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.

The meeting began virtually at 7:00 pm on October 6, 2021. The Chair Christine Percec read a statement regarding meeting protocols. She then asked for a roll call of participants on the call:

- Bryce Gibson
- John Haven
- Christine Percec, Chairperson

The applications were taken out of order as the first applicant was not on the video call.

17 McDonald Street

Representing the applicant was Scott Henderson of Henderson Consulting. The applicant is a full-time police officer and was unable to be on the call as he was working.

The applicant would like to construct a commercial garage building behind the existing single-family house at this property. The garage that serve as storage for a landscape company that he owns and runs. The house was abutted on all sides by developed single parcels. They had already gone through the Planning Board process and had received approval.

The street view would be limited due to the height proposed. They would do their best to shield the house in the back from view. There was a tree in the front left corner that had been cut down before the property was bought, so they were going to replace that with a new tree.

The applicant had considered a wood structure initially, but due to the current prices of lumber he had now decided to proceed with a prefab steel structure.

Christine Percec asked if the structure would be painted any color? The answer was no, it would be the standard Galvalume material. There was no signage going on the structure, it was not for retail.

Bryce Gibson stated that it would be nice to try and match the aesthetic of the neighborhood by making it wood. Scott Henderson replied that the applicant and all parties agreed that it would look better with the wood, it was just the current cost of lumber that was prohibiting the applicant. If he was able to proceed with the wood, he will return to the Planning Board with the change, and send updated drawings to the Design Review Advisory Board through the office.

Bryce Gibson made a motion to approve the proposal with the recommendation that if the timber frame with more residential siding to match the house on the side and in front is within budget, that it would be preferable. The motion was seconded by John Haven, and a roll call vote was taken:

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

The motion passed 3-0, unanimously.

Minutes

A motion was made by Bryce Gibson to approve the minutes of July 12, 2021, August 4, 2021, and September 1, 2021 with minor revisions. The motion was seconded by John Haven and a roll call vote was taken:

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

The motion passed 3-0, unanimously.

Adjournment

A motion to adjourn the meeting at 7:23 pm was made by Bryce Gibson, and seconded by John Haven. A roll call vote was taken:

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

The motion passed 3-0, unanimously.