

TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS



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Planning Director
Jeremy Rosenberger

Assistant Town Planner
Michelle Tinger

Design Review Advisory Board

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

**DESIGN REVIEW ADVISORY BOARD
MINUTES**

November 3, 2021, 7:00 pm
Virtual Meeting Via Teleconference and Telephone

Present: Christine Pereg, 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 **November 3, 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 November 3, 2021. The Chair Christine Perc read a statement regarding meeting protocols. She then asked for a roll call of participants on the call:

- Bryce Gibson
- John Haven
- Christine Perc, Chairperson

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

128 Milton Street –Brian Cummings

Proposed 14 sq. ft. non illuminated free standing sign.

Representative Heather Dudko was on the video call for the applicant. She explained that Rental Depot would be at this location, and they wished to erect a new sign. The sign was a 14 foot non illuminated monument sign, five feet overall height, with two granite posts. The setback requirement for the Limited Manufacturing Zoning District (LMA) in which this is located, is 25 feet. The applicant is proposing the sign be erected at nine feet, which would require them to go before the Zoning Board of Appeals and ask for a waiver.

Christine Perc stated that she liked the sign, the overall design was very nice. She asked if there would be any additional landscaping at the site? Heather Dudko said she was not sure, but she would make a note and ask the applicant about the landscaping.

John Haven and Bryce Gibson agreed with Christine Perc, they liked the sign and felt it fit in well with the style of the neighborhood.

John Haven made a motion to accept the proposal as presented, and to support the waiver for a setback to the Zoning Board of Appeals. Bryce Gibson seconded the motion, and a roll call vote was taken:

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

The motion passed unanimously 3-0.

Planning Director Jeremy Rosenberger asked the Chairperson if she would mind hearing the applicant for 5 Bryant Street, Citizens Bank out of order, as they were expected to ask for a continuance. She agreed.

5 Bryant Street – Citizens Bank

Proposed ADA parking/site improvements. Representative: Bruce Bisbano

Mr. Bisbano of Bisbano Architects was on the video call to represent the application. Based on new information received that day from the Fire Department and the Engineering Department, they were requesting a continuance in order to make changes that would be address the concerns of the departments.

Bryce Gibson made a motion to continue the application until the December meeting. John Haven seconded the motion, and a roll call vote was taken:

John Haven – yes
Bryce Gibson – yes
Christine Perec – yes

The motion passed unanimously 3-0.

120, 124, and 293 Country Club Road – Dedham Country and Polo Club

Proposed clubhouse renovations, replacing existing paddle building, paddle court parking lot modifications and a new golf instruction building. Representative: Peter A. Zahka

Peter A. Zahka, Esquire was on the video call for the applicant, Dedham Country and Polo Club. He was joined by project architect Robert Olsen, and General Manager Ryan Kenny. Attorney Zahka explained that the Country Club would be seeking a minor site plan review from the Planning Board to improve some of the facilities. There would be no changes to the parking and no increase in membership. There was also no change in landscaping, just upgrades and updating to the buildings.

Mr. Olsen shared his screen in order to show the project in detail. There were three areas of improvement. The main area was the clubhouse which would include upgrades to the kitchen. This would take place all inside.

The second part of the project was the paddle building. They were proposing to replace the existing paddle building to make one with plumbing, restrooms, and utilities beneath.

The third project was a standalone building for golf instruction.

Ms. Perec asked if abutters had been notified of the changes. Planning Director Jeremy Rosengerger stated that although notice to abutters was not required for the Design Review Advisory Board meeting, notices had in fact been sent out for the Planning Board meeting that would take place on November 9, 2021, for the project. He had not heard support or opposition remarks from any abutters.

The Board asked about materials, and landscaping around the paddle courts. All materials would remain the same as existing. Because of the proximity of the paddle courts to wetlands, adding additional landscape barriers may not be permitted.

A motion was made by Bryce Gibson to approve the proposal as presented, with the recommendation that additional landscaping be added around the paddle building if possible. 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 unanimously 3-0.

59 Court Street – St. Paul’s Episcopal Church

Proposed 19 sq. ft. non illuminated free standing sign. Representative Peter A. Zahka

Peter A. Zahka, Esquire was on the video call for the applicant along with Olivia Hurlock from St. Paul’s Episcopal Church. They explained that the church would like to erect a new sign that could be seen over the wrought iron fence. The sign would increase in height from six feet to seven feet. There was no illumination. The proposal would also need to be heard by the Zoning Board of Appeals for a height waiver.

John Haven made a motion to approve the proposal as is, and to recommend approval by the Zoning Board of Appeals. The motion was seconded by Bryce Gibson, and a roll call vote was taken.

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

The motion passed unanimously 3-0.

Meeting Minutes

Review and approval of October 6, 2021, meeting minutes

John Haven made a motion to approve the minutes of the October 6, 2021, meeting. The motion was seconded by Bryce Gibson, and a roll call vote was taken:

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

The motion passed unanimously 3-0.

Adjournment

A motion was made by Bryce Gibson to adjourn the meeting at 7:32 pm. 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 unanimously 3-0. The meeting was adjourned.