

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
DECEMBER 8, 2021, 6:00 P.M.**

BOARD MEMBERS:

| | |
|---------------------------|------------------|
| John R. Bethoney | Chair |
| Michael A. Podolski, Esq. | Vice-Chair |
| Jessica L. Porter | Member |
| Jim McGrail, Esq. | Member |
| Andrew Pepoli | Associate Member |

REGRETS:

| | |
|---------------------|--------|
| James E. O'Brien IV | Member |
|---------------------|--------|

PLANNING DEPARTMENT STAFF:

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

Minutes prepared by Angela Fracassi of Minutes Solutions Inc., from a video recording.

1. CALL TO ORDER

Chairman Bethoney called the meeting to order at 6:00 p.m. and explained the meeting procedures and protocols to the public.

2. PUBLIC MEETING

414 WESTFIELD STREET – KELLY CLERKIN, TRUSTEE OF THE WILSON REALTY TRUST

Mr. Rosenberger presented a summary of the staff report regarding 414 Westfield Street. The Applicant proposed dividing the property into three buildable lots and identified an additional area as non-buildable. He noted that the lots have the appropriate frontage and face onto a public constructed street, as per the Town's requirements. He advised the Board to endorse the plan as an approval not required subdivision plan.

On a motion made by Mr. Podolski, seconded by Mr. McGrail, it was resolved to endorse the proposal for 414 Westfield Street as presented. A roll call vote was conducted. Motion carried unanimously.

**3. PUBLIC MEETING
124, 129, AND 293 COUNTRY CLUB ROAD – DEDHAM POLO AND COUNTRY CLUB**

Guest:

Peter A. Zhaka Applicant Representative, Dedham Polo and Country Club

On a motion made by Mr. McGrail, seconded by Mr. Podolski, it was resolved to approve the waivers associated with 124, 129, and 293 Country Road as presented. A roll call vote was conducted. Motion carried unanimously.

The Board reviewed the Certificate of Action. The Board agreed to add a condition that any damage caused to the public must be repaired at the Applicant's expense.

On a motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved to approve the Certificate of Action associated with 124, 129, and 293 Country Club Road as amended. A roll call vote was conducted. Motion carried unanimously.

**4. PUBLIC HEARING
124 QUABISH ROAD – ROUTE 1 MANAGEMENT LAND TRUST, LLC**

Guests:

| | |
|----------------|--|
| Peter A. Zhaka | Applicant Representative |
| Alex Melvin | Project Architect, Embarc Design |
| Bill Mensinger | Project Architect, Embarc Design |
| Ed Pesce | Project Engineer, Pesce Engineering |
| Joe Federico | Property Owner, 124 Quabish Road |
| Eric Gustafson | Founder and CEO, GC Consulting Group |
| Steven Findlen | Senior Project Manager, McMahon and Associates |

Mr. Rosenberger confirmed that appropriate notice was given to all abutters.

On a motion made by Mr. Podolski, seconded by Ms. Porter, it was resolved to waive the reading of the public notice. A roll call vote was conducted. Motion carried unanimously.

On a Motion by Mr. Podolski, seconded by Mr. McGrail, it was resolved to open the public hearing regarding the proposal at 124 Quabish Road. A roll call vote was conducted. Motion carried unanimously.

Mr. Zhaka represented the Applicant and presented an overview of the proposed project, which consists of a four story, 293 dwelling unit, mixed-use development with 454 off-street parking spaces. The proposal included various special permits, including a major non-residential project permit, planned commercial development permit, mixed-use development permit, flood plain overlay district permit, retaining walls in excess of four feet permit, and various use permits including a free-standing ATM, general service establishment, and restaurant. The Applicant received several peer-reviewed reports on December 2, 2022 and would address these reports in subsequent meetings.

The property measured 8.001 acres. An aerial photo of the site and its surrounding area was presented. The site was currently occupied by Dedham Recycled Gravel. The Applicant stated that a mixed-use development with underground parking is a better use of land on this site. The site would consist of three buildings.

Buildings A and B would have commercial space on the first floor and residential units on the upper three floors. Building C would consist of residential units only. The site would have 454 parking spaces: 197 at surface level, and 257 in the parking garage. The proposal was an inclusionary project under the Dedham zoning bylaw, and as such 15% of the units must be affordable units as defined in the zoning bylaw, which comes to 44 units. There would be 21 affordable one-bedroom units and 15 affordable two-bedroom units. The proposal was in accordance with all Dedham zoning bylaws regarding landscaping and parking.

Mr. Pesce presented photos of the existing conditions in and around the property, as well as the site layout and parking plan. The underground garage would include 10 electric vehicle parking spots, and another 12 electric vehicle charging stations at surface level. He also presented the proposed traffic flow plan and indicated the limits of the flood plain. Building C would include outdoor amenities, such as a swimming pool and putting green. There was some snow storage space available; however, snow removal would be required on occasion. There would also be a walkway leading to Wiggam Pond.

He also presented the grading and drainage plan. All run-offs would be collected, treated, and infiltrated onsite. The Chair noted that all stormwater handling is evaluated by the Conservation Commission.

He then presented the emergency access plan that outlined the proposed path of any emergency vehicles. The purpose of the plan was to ensure that a full-sized fire truck can perform the necessary maneuvers in the planned space.

The landscaping plan consisted of trees, shrubs, and outdoor enjoyment areas within the scope of Dedham's landscaping bylaws. In addition to plant material, the plan included bicycle racks and exterior lighting.

The photometrics plans noted that there would be very little light pollution emanating from the site. Additional street lighting would be installed on Quabish Road.

Mr. Mensinger presented the architectural plans, including the roof floor plan. Building A would include approximately 15,000 square feet of commercial space and Building B would include approximately 7,000 square feet of commercial space. Building C would be entirely residential and would incorporate several amenities including a fitness center and

coworking space, and a roof deck. The setback from Legacy Road was 30 feet for the commercial space, and 40 feet for the residential floors. The building height would be 47 feet and 7 inches. He then presented renderings of the building exterior and outlined the proposed materials. He noted that all three buildings would use similar exterior materials; however, each building would have a unique façade. He played a video displaying 3D renderings of the exterior of the entire property.

The Chair opened the floor to questions from the Board.

Mr. McGrail noted that Mr. Zhaka acknowledged that traffic would be discussed at length at another meeting; however, he advised the Applicant to include public transportation as part of the project's traffic review considerations.

Ms. Porter advised that the pedestrian traffic patterns should be reconsidered. She also noted that she appreciated that there are different unit types included in the plans and advised that the demand for two-bedroom units and one-bedroom plus den is higher than the demand for smaller units.

The Chair opened the floor to questions from the public.

Mr. Chris Boyce, on behalf of WS Development/Legacy Place, commented that the proposal is an improved use of the land.

The Chair commented that the Board is committed to not considering any further development on Legacy Boulevard until the stakeholders come together to present traffic solutions and asked where WS stands on the issue.

Mr. Chris Boyce answered that Legacy Place Boulevard was built as a traffic mitigation effort and is looking forward to seeing the traffic safety report. He said he would prefer applicants along that road to propose solutions.

The Chair suggested that capacity will need to be increased, and the Board expects full participation from the stakeholders.

Mr. McGrail suggested that Mr. Findlen and his team make suggestions regarding bus routes and potential stop locations.

On a motion made by Mr. Podolski, seconded by Mr. McGrail, it was resolved to continue the public hearing regarding 124 Quabish Road on January 12, 2021, at 7:30, to discuss site design and landscaping. A roll call vote was conducted. Motion carried unanimously.

**5. PUBLIC MEETING
5 BRYANT STREET – CITIZENS BANK**

Guests:

Jim Souza

Applicant, Citizens Bank

Bruce Bisbano

Principal Architect, Bisbano & Associates

Mr. Bisbano presented a summary of the project and the current site conditions. The intention of the project was to improve access to the building and include accessible parking spaces. The proposal removed parking spots and added an access aisle to the accessible spaces. The plan also included the addition of a drive-up ATM *to the existing drive up*

teller, adjusting the traffic flow in the parking lot, and adding fencing and landscaping. The Planning Department's report advised the plan did not need to be reviewed by an outside organization.

Ms. Tinger stated that the proposal meets all of the town's regulations, except for perimeter landscaping. The Board agreed that it was not necessary to seek external review of the proposal and were satisfied with Ms. Tinger's staff report.

The Chair opened the floor to questions from the Board.

Mr. Podolski noted that bank customers often park on Bryant Street to use the ATM in the bank's front vestibule, and asked whether the bank has the intention of removing that ATM.

Mr. Bisbano answered that he would need to consult with Citizens Bank about their intention for that ATM.

The Board discussed the issue of customers parking on Bryant Street to use the ATM and potential solutions. Mr. Bisbano suggested that a "no stopping" or "no parking" sign from the Town of Dedham would be more effective than any sign created by the bank, because a Town sign can be enforced

Ms. Porter inquired about reasons behind the latest revisions to the proposal.

Mr. Bisbano answered that the plans were changed to eliminate a curb cut after receiving feedback from the fire department and town engineering.

Ms. Porter noted that Citizens Bank had historically not maintained their landscaping.

Mr. Bisbano stated that the landscaping plan includes entirely low-maintenance landscaping, and it is the Citizen Bank's intention to maintain it.

The Board agreed to table further discussion of the proposal until January 12, 2022, so that the Board can contact the Town Engineer's Office regarding securing the appropriate signage.

**6. PUBLIC MEETING
530 PROVIDENCE HIGHWAY – ROSEMARY AND HYDN VALES, MINOR SITE PLAN
MODIFICATION**

Guests:

Rosemary Vales
Hynd Vales

Applicant, 530 Providence Highway
Applicant, 530 Providence Highway

The Chair informed the Board that Town Counsel advised them to hear the proposal regarding 530 Providence Highway despite the property owner's on-going litigation with the Town of Dedham.

Ms. Tinger summarised the Applicant's proposal. The Applicant proposed the construction of a 1000 square foot café. She did not recommend external review of the application, as there was no intention to make site improvements.

Ms. Vales explained that the café would sell smoothies and teas, with seating for 20 patrons, and presented a photograph of the exact location of the proposed café.

The Chair asked the Board whether or not a peer review would be required. The Board acknowledged that a peer review would likely find that the site required significant improvements. Mr. Rosenberger explained that a restaurant with seating would be considered a change in use and required a minor site plan review, however a takeout restaurant would not.

The Applicants confirmed that they had not yet signed a lease at 530 Providence Highway because of the Town's concerns with the site. They were not committed to the location; however, they found few other options under 1500 square feet in their budget.

Mr. McGrail suggested that the Board work with the Applicant and the Economic Development Department in order to assist the Applicant in finding a different location, and to discuss the proposal again at the next Planning Board meeting.

The Board stated that they do support the Applicant's business and look forward to working with them in the future.

The Board agreed to defer further discussions of minor site plan modification until January 12, 2021.

7. 2022 PLANNING BOARD MEETING SCHEDULE

On a motion made by Mr. Podolski, seconded by Mr. McGrail, it was resolved to adopt the 2022 Planning Board meeting schedule as presented. A roll call vote was conducted. Motion carried unanimously.

8. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Podolski, seconded by Ms. Porter, it was resolved to approve the minutes from July 14, 2021, July 17, 2021, August 24, 2021, and August 25, 2021, as presented. A roll call vote was conducted. Motion carried unanimously.

9. OLD BUSINESS/NEW BUSINESS

Ms. Porter stated that there is an important meeting scheduled on December 9, 2021, at 6:00 p.m. with the MBTA *about raising and widening the East Street bridge*. The link can be found on the Town of Dedham website.

10. NEXT MEETING

The next meeting of the Planning Board was scheduled for January 12, 2022, at 6:00 p.m.

11. ADJOURNMENT

On a motion made by Mr. Podolski, seconded by Mr. McGrail, it was resolved to adjourn the meeting at 9:15 p.m. A roll call vote was conducted. Motion carried unanimously.