

**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

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

**MINUTES OF THE PLANNING BOARD MEETING  
VIA TELECONFERENCE  
JANUARY 12, 2022, 6:00 P.M.**

**BOARD MEMBERS:**

Michael A. Podolski, Esq.	Vice-Chair
James E. O'Brien IV	Member
Jessica L. Porter	Member
Jim McGrail, Esq.	Member
Drew Pepoli	Associate Member

**REGRETS:**

John R. Bethoney	Chair
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**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**

Mr. Podolski called the meeting to order at 6:00 p.m. He noted he would be chairing the meeting in Mr. Bethoney's absence and explained the meeting procedures and protocols to the public.

**2. PUBLIC MEETING  
95 EASTERN AVENUE – SALETIN REAL ESTATE GROUP, MAJOR  
NONRESIDENTIAL PROJECT**

The Chair informed the Board that the Applicant had requested a continuance to the next meeting of the Planning Board on January 26, 2022.

**On a motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved to issue a continuance for 95 Eastern Avenue to January 26, 2022. A roll call vote was conducted. Motion carried unanimously.**

**PUBLIC MEETING**

**3. 6 PREVETT TERRACE- APPROVAL NOT REQUIRED PLAN, MICHAEL AND SALLY BUCKELY**

Guests:

Michael Buckley	Applicant, 6 Prevett Terrace
Sally Buckley	Applicant, 6 Prevett Terrace
Peter Zahka	Attorney

Mr. Zahka represented the Applicant and summarized the proposal to divide the property into two lots: one containing the existing house, and one vacant lot that can be developed in the future. The Applicant was in contact with the Building Commissioner who determined that the proposal was compliant with Town requirements. Mr. Rosenberger summarized his staff report, which stated that the plan was entitled to the Board's endorsement through ANR procedures. The Chair opened the floor to questions from the Board. There were none.

**On a motion made by Ms. Porter, seconded by Mr. O'Brien, it was resolved to endorse the plan for 6 Prevett Terrace, as it met the requirements under the ANR statute. A roll call vote was conducted. Motion carried unanimously.**

**4. APPROVAL NOT REQUIRED SIGNATURES**

Mr. Rosenberger reported that the Board may appoint one person to be the signatory authority for Approval Not Required plans until the Board is able to meet in person again.

**On a motion by Ms. Porter, second by Mr. McGrail, it was resolved to appoint Mr. O'Brien as the sole designated signatory for Approval Not Required plans. A roll call vote was conducted. Motion carried unanimously.**

**5. PUBLIC MEETING**

**530 PROVIDENCE HIGHWAY – ROSEMARY AND HYDN VALES, MINOR SITE PLAN MODIFICATION, CONTINUATION FROM DECEMBER 8, 2021**

Guest:

Rosemary Vales	Applicant, 530 Providence Highway
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Ms. Vales presented a summary of the proposal. She applied for a minor site plan review to open a smoothie café at 530 Providence Highway. At the previous meeting, the Board advised the Applicant to seek alternate locations because 530 Providence Highway was a delinquent site. The Applicant reported she was unable to find a suitable alternative site despite working with Mr. Sisson from the Economic Development Department and would like to continue with 530 Providence Highway.

Ms. Porter recommended installing barriers, such as planters, on the Eastern Avenue curb cut, and to direct cars to enter and exit through the Providence Highway curb cut only, as well as to install planters around the property to improve its general appearance. She also noted that the property is along a common route for students coming to and from school and advised the Applicant to ensure that snow is cleared from sidewalks.

The Board affirmed their support for the Applicant and thanked her for bringing her small business to Dedham.

**On a motion made by Mr. McGrail, seconded by Mr. O'Brien, it was resolved to approve the minor site plan modification at 530 Providence Highway. A roll call vote was conducted. Motion carried unanimously.**

6. **PUBLIC MEETING**  
**5 BRYANT STREET – CITIZENS BANK, MINOR SITE PLAN REVIEW,**  
**CONTINUATION FROM DECEMBER 8, 2021**

Guest:

Bruce Bisbano

Principal Architect, Bisbano and Associates

Mr. Bisbano summarized the proposal. The intention of the proposal was to improve traffic flow in the parking lot, increase accessibility, install a drive-up ATM in the parking lot, and move the night deposit box to the back of the building. At the previous meeting, the Board discussed installing a “No Parking” sign in front of the vestibule on Bryant Street. Ms. Tinger contacted the Town of Dedham and noted that such a sign was already on Bryant Street; however, the sign would be moved approximately 20 feet in order to be on the public sidewalk in front of the vestibule. The Applicant agreed to close the vestibule ATM after hours if so required by the Board; however, this could result in pedestrians walking up to the drive-up ATM which may in turn pose new safety concerns. The Board agreed not to request such a closure at this time. Ms. Porter advised the Applicant to ensure that illuminated signs around the property are on a timer and are shut off at night. She also advised the Applicant to do a better job at maintaining the landscaping. The Board noted that a condition to maintain the landscaping would be included in the Certificate of Action. The Board requested that the Applicant be present at the next meeting and requested contact information.

**On a motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved to approve the minor site plan review of 5 Bryant Street, subject to the Certificate of Action containing a condition that the Applicant maintain the landscaping and**

continue to monitor illegal parking on Bryant Street. A roll call vote was conducted. Motion carried unanimously.

On a motion made by Mr. McGrail, seconded by Mr. O'Brien, it was resolved to approve the waiver for landscaping requirements on the north and west sides of the property. A roll call vote was conducted. Motion carried unanimously.

7. **PUBLIC MEETING**  
**ELECTRIC VEHICLE CHARGING STATION INSTALLATION AT DEDHAM TOWN HALL, 450 WASHINGTON STREET**

Guests:

Denise Moroney

Director of Facilities, Dedham Town Hall

Bernardo Rodriguez

Project Manager, Town of Dedham

Mr. Rodriguez presented a summary of the proposal to install a dual-port electric vehicle charging station at the south corner of the front lot at Town Hall. The installation would provide infrastructure for any future installations of electric vehicle charging stations, should there be increased demand in the future. He presented an overhead diagram of the installation plans and requested to begin excavation on the weekend of January 15, 2022. Excavation should take approximately one week, and the entire installation time was anticipated at approximately three weeks.

The Chair opened the floor to questions from the Board.

**Mr. Pepoli** asked if the equipment being installed can support additional charging stations without further excavation.

**Mr. Rodriguez** answered that four additional dual charging stations could be installed without excavation; however, more stations beyond that would require some excavation. The equipment can support 8 dual-port charging stations, meaning 16 electric vehicle parking spots.

**Ms. Porter** suggested that the parking spots be restricted to electric vehicles only at some point in the future.

**Mr. Podolski** noted that a similar project was proposed in 2021 and rejected due to cost, and inquired about the cost of the current proposal.

**Ms. Moroney** stated that the Town of Dedham would be responsible for paying for the charging station, at a cost of \$9,900, and a service agreement at a cost of \$6,600. The actual installation is being paid for by an outside agency through a grant.

**Mr. Podolski** inquired about who would pay for the electricity to the vehicles.

**Ms. Moroney** stated that they intend to charge for the use of the charging stations and the Town will ensure that the public would not be able to charge their cars for free. Town Hall currently has a charging station in the Keystone lot, which they use to charge town vehicles; however, the public can also use the charging station.

The Board instructed Mr. Rosenberger to investigate whether they can reverse their decision regarding the Keystone lot in order to prevent the public from accessing that station free of charge.

**On a motion made by Mr. McGrail, seconded by Mr. O'Brien, it was resolved to authorize the Town of Dedham to commence installation of the electric vehicle charging stations at Dedham Town Hall on the weekend of January 15, 2022, on the condition that the charging stations not be activated until there is a fee structure in place for the public. A roll call vote was conducted. Motion carried unanimously.**

**8. PUBLIC HEARING  
124 QUABISH ROAD - ROUTE 1 MANAGEMENT LAND TRUST, LLC, PLANNED COMMERCIAL DEVELOPMENT, MIXED USE DEVELOPMENT PROJECT**

Guests:

Peter Zahka	Solicitor
Joe Federico	Property Owner, 124 Quabish Road
Ed Pesce	Project Engineer, Pesce Engineering
Michael Rettenmeier	Project Manager, d'Angelo Landscape Architects
Eric Gustafson	Founder and CEO, GC Consulting Group
Alex Melvin	Project Architect, Embarc Design
Bill Mensinger	Project Architect, Embarc Design
Steven Findlen	Senior Project Manager, McMahon and Associates

Mr. Zahka presented a summary of the site plan, which consisted 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 proposal was an inclusionary project under the Dedham zoning bylaw, and as such 15% of the units would be affordable units as defined in the bylaw, which comes to 44 units. There would be 21 affordable one-bedroom units and 15 affordable two-bedroom units. The architectural peer review was expected to be received soon; however, Mr. Findlen's peer review was received on December 2, 2021. The Applicant formally responded on January 5, 2022. The review identified 20 issues, 14 of which were related to traffic and would be responded to once the revised traffic study was complete.

Mr. Mensinger presented photorealistic renderings of the exterior of the buildings and outlined some of the features.

Mr. Pesce presented the civil and site design plans. He outlined some of the changes from the previous meeting, including alterations to the parking lot configuration, the addition of a residential gate, and one-way roads around Building C. He outlined the

layout of the underground parking garage, the stormwater plan, accessibility plan, solid waste collection plan, and fire truck circulation plan.

Mr. Rettenmeier presented the overall site plan and highlighted the landscaping features. The entire site would maintain a minimum five-foot landscaping buffer around the perimeter and includes over 200 trees. He presented the vehicle and pedestrian circulation plans, and highlighted the location of the curb cuts, crosswalks, sidewalks, bicycle racks, and bicycle storage rooms. He also highlighted the outdoor amenities designated for the residents' private use. Building C's amenities include an outdoor pool, sundeck, green space, putting green, and bocce court, and outlined the different plant materials proposed. He then outlined the photometric plan and noted that all fixtures were dark-sky compliant.

Mr. Findlen outlined the site plan review. His report identified 20 issues, 14 of which were related to traffic and would be discussed at a subsequent meeting. The other issues identified included a request to add markings and signage to the plan, fire truck circulation approval from the fire chief, questions regarding trash operations, identification of snow storage areas, additional landscaping details, and questions regarding pedestrian circulation throughout the site and surrounding roadways. He believed that the first five issues were adequately addressed; however, he did not see plans to connect pedestrians from the site to Route 1 and intended to issue a formal letter to the Applicant outlining his recommendations.

The Chair opened the floor to questions from the Board.

**Mr. Pepoli** asked whether there would be public parking spaces near the access point to Wigwam Pond, or whether the spots would be reserved for residents only.

**Mr. Zahka** stated that the decision has not yet been made.

**Mr. Pepoli** inquired about bus routes around the property.

**Mr. McGrail** answered that MBTA is planning for the 34 bus to stop in front of the PF Chang's, and Legacy Place is in discussions to have the 34E bus stop on Legacy Boulevard, which would be situated close to the proposed development.

**Ms. Porter** inquired about the timing of the lights in the parking lot.

**Mr. Rettenmeier** answered that they had not yet discussed that topic with the Applicant; however, some lighting would need to be illuminated at all times.

**Ms. Porter** commented that residents would likely walk to and from Legacy Place in the evenings and sidewalk lighting may need to be improved.

**Ms. Porter** commented that the plants be rendered as they would be at the time of planting and not fully grown. She also inquired why the plans did not include 100% native plant materials.

**Mr. Rettenmeier** answered that the plant list can be reviewed but noted that some of the non-native plants were selected for shaded areas because they grow better under those conditions.

**Ms. Porter** inquired about parking management plans.

**Mr. Pesce** stated that underground parking would be offered to most residents, as underground parking is preferred, especially in the winter. Not every unit will have access to an underground parking spot, and some residents would be given specific instructions regarding where they are permitted to park. Building C would have a gate-restricted surface parking lot.

**Ms. Porter** suggested adding a crosswalk on Legacy Boulevard and agreed with Mr. Findlen that pedestrian connectivity to Providence Highway should also be included. She also suggested discussing pedestrian access to nearby sports fields when meeting with the Conservation Commission.

**Mr. Pesce** stated that his team's intention was to have pedestrians cross Legacy Boulevard at the existing crosswalk, and they do not have the intention to install an additional crosswalk south the of traffic circle.

The next public hearing be scheduled for February 9, 2022 at 7:00 p.m.

**On a motion made by Ms. Porter, seconded by Mr. McGrail, it was resolved to continue the public hearing regarding 124 Quabish Street on February 9, 2022, at 7:00 pm. A roll call vote was conducted. Motion carried unanimously.**

9. **OLD BUSINESS/NEW BUSINESS**

**Email from Resident Ms. Cecilia Butler:** Mr. Podolski noted he received an e-mail from a resident named Ms. Cecilia Butler, who requested to be added to the agenda. Mr. Rosenberger noted that Ms. Butler was informed that she would be on the agenda for January 26, 2022. The Board members requested that Mr. Rosenberger forward the e-mail to the rest of the Board.

**Designing Dedham 2030 Masterplan Committee Update:** Ms. Porter reported that the Masterplan Survey will close on January 18, 2022.

**Select Board Listening Session:** Ms. Porter stated that a Select Board Listening session on the proposed Town Green will take place on Tuesday January 18, 2022, at 7:00 p.m.

10. **NEXT MEETING**

The next meeting of the Planning Board was scheduled for January 26, 2022, at 6:00 p.m.

11. **ADJOURNMENT**

**On a motion made by Mr. McGrail, seconded by Mr. O'Brien, it was resolved to adjourn the meeting at 9:22 p.m. A roll call vote was conducted. Motion carried unanimously.**