

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**

February 2, 2022, 7:00 pm
Virtual Meeting Via Teleconference and Telephone

Present: Christine Pereg, Chairperson
Bryce Gibson
John Haven, RLA, ASLA
Steven Davey, Vice Chair

Not Present:

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 **February 2, 2022**, 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 Chair Christine Perc read a statement regarding meeting protocols. She then asked for a roll call of participants on the call:

- John Haven
- Bryce Gibson
- Steve Davey
- Christine Perc, Chairperson

290 Bridge Street – Hertz

Heather Dudko was on the video call to represent the client. She explained the application was a reface of an existing pre-existing sign. It is internally illuminated and was eight feet.

There were no questions from the board.

Steve Davey made a motion to approve the application as presented. John Haven seconded the motion, and a roll call vote was taken.

Bryce Gibson – yes

John Haven – yes

Steve Davey - Yes

Christine Perc – Yes

The motion to recommend as presented passed unanimously, 4-0.

11 Cecil Place – Eversource Energy

Joshua Smith, outside counsel for Eversource, was on the video call to represent the application. He explained the substation as it presently existed at this site, and then showed the renderings for the proposed improvements. A switch gear enclosure was proposed, which was a building but also a piece of equipment. Three storage sheds would also be added to the site. Security and chain link fencing existed and would be expanded. Trees and other new plantings were proposed as well. Signage explaining high voltage, etc. would also be displayed as required by law.

Christine Perc thought the addition of landscaping was an improvement. She asked if this substation served Dedham. Cam Raufi from the Eversource team was promoted to a panelist and asked the question. He replied yes, it did serve Dedham.

John Haven asked about additional opportunities for more plantings entering the property. A discussion ensued regarding plantings, the adjacent sports field, and property lines.

Bryce Gibson asked about the sidewalk that abruptly stopped. He was unsure if it could be extended to go all the way to the field. Cam Raufi explained that had not been a part of the existing project, they had mainly focused on the landscaping. Mr. Smith explained that they did not want to encourage foot traffic near the substation, and this was a private way.

Bryce made a motion to accept the plans as proposed, the motion was seconded by Steve Davey, and a roll call vote was taken.

Bryce Gibson – yes
John Haven – yes
Steve Davey - Yes
Christine Perc – Yes

The motion to recommend as presented passed unanimously, 4-0.

725 Providence Highway - Federal Realty Investment Trust

Mark Hebert of Federal Realty were both on the video call. Mark explained that Kelly's Roast Beef was interested in moving into the location where the existing Volvo dealership used to be. Jeremy Rosenberger explained that this project would also need to go through the Zoning Board of Appeals process, but DRAB was the first step.

Valerie Sullivan, architect for Kelly's Roast Beef was also on the call. She gave a detailed description of the project, drive thru, colors, and materials.

Christine had questions about the color scheme. Ms. Sullivan explained there were a lot of whites, light greys and pops of green. They were keeping in tradition with the history of the restaurant. The color scheme was represented by the client as something that was important to them, and that they wished to keep.

Steve Davey had questions about the height of the building and how it blended into the surroundings. Mark Herbert explained that it fits the material types and colors of the New England style. Steve asked if this design was common of other Kelly's locations, and Mark explained that several locations have a similar but not exact design. Steve then raised concerns about the number of materials used in the façade and exterior design of the building. Ms. Sullivan explained that the building was designed so that the front of the building (dining room) had different external materials as the back of the house (kitchen and bathrooms). Steve suggested that instead of equal amounts of all external materials, perhaps one could be dominant, so the design would look less busy.

John Haven asked why so much of the building is stark, solid wall (not including signage), especially on the Providence Highway side. He suggested more detail in the external side of the back of the house. Mark suggested the possibility of frosted windows on the blank space to look more appealing, and that there needed to be a better relationship

between the back of the building and the parking lot, including landscaping. Bryce Gibson affirmed that landscaping would make or break the unique white design of the building.

The plans were tabled until a future meeting, with revised plans and further details about the landscaping of the property.

124 Quabish Road - Route 1 Management Land Trust, LLC

Attorney Peter Zhaka was on the video call representing the client. Also present were landscape architect Michael Rettenmeier of MDLA and project manager Bill Mensinger of Embarc Design.

Attorney Zhaka presented an overview of the project. The 8-acre site was a recycling plant, and the proposal would build 3 buildings with the first floor being commercial space and the higher floors used as residential units (293 in total). He then gave an update on the project's status with the Planning Board, the Zoning Board of Appeals, and the Conservation Commission. The project will undergo architectural per review by RSK, and RKG will be conducting a peer reviewed fiscal analysis.

Bill Mensinger, architect with Embarc Design, presented visuals of the current site and the renderings of the proposal. "Building A," which will be at the corner of Quabish and Legacy Boulevard, would be a four-story building, with one floor of commercial space and three floors of residential space. The materials would be mixed with dark wood, brick, and metal tones. At the entrance, Building A will only be three stories. Building C is four stories and is all residential, with a new rotary built in front of it. There would be two parking garages for the three buildings.

Mike Rettenmeier of MDLA presented the landscape architecture of the proposal. Trees would be planted along Legacy Boulevard and Quabish Road, and a series of new sidewalks would also be incorporated. An ample number of benches and bike racks would be included. Building C would have two courtyards, one of which would have a pool and many other proposed amenities.

Christine Perc asked if there could be more area allowed for public green space and mentioned that the artificial turf in the main courtyard of Building C was unattractive. The architects assured that artificial turf was advanced and would give year-round green space to residents. Christine asked about visitor parking, and Attorney Zhaka responded that there was a small lot for visitors in front of Building C but that many visitors would probably be parking behind Buildings A and B. Christine raised concerns of how the "trendy" concept would age over time, particularly the lack of wood planned for Buildings B and C.

Steve Davey mentioned that the shepherd's hook style of light post should remain throughout the property, not just on the public street.

Bryce Gibson questioned the architects about the accents of the buildings, noting that their design seemed random. Bill explained that the design was meant to give a buffer between mixed-use (Buildings A and B) with strictly residential (Building C). Building C would be barely visible from Legacy Boulevard, and the materials of all buildings were the same despite different color tones and designs. Bryce asked why the smallest building was in the middle of the property, and Attorney Zhaka responded that it was due to new mixed use zoning laws that make it difficult to build multiple large apartment buildings. Also, there was a need to create a large parking lot underneath Buildings A & B. Building B initially had office space on the second floor, but now is proposed to be residential space due to lack of demand for office space. Bryce like the proposal but felt the designs needed some work.

John Haven asked if any of the commercial spaces on the first floor would be for restaurants. The architects responded that it would not be equipped for a restaurant but could be for a small café. John mentioned how important it was to make good use of the 28 feet of frontage along Legacy Boulevard, since a major goal of the project and the Board is to make the Legacy neighborhood more walkable and aesthetic. John asked why Buildings A and B has so much parking, and Attorney Zhaka responded that it was for overflow visitor and residential parking if necessary, and the parking lots would be used during the day by the retail establishments. John then raised concerns about the rotary in front of Building C, that it would be too busy and crowded between the residential building and the Atent for Rent building across the street. There is a need to enhance Legacy/Costco/Quabish property connections, this will need to be discussed further by the Planning Board.

Christine Percé asked if the Board would be voting, and Planning Director Jeremy Rosenberger responded that the Board could make the recommendations today or he can provide an update at the next meeting after the Planning Board discusses the property. John Haven agreed to table any recommendations for another meeting because the colors and materials were not discussed at length this evening. Attorney Zhaka mentioned that both the peer review and Planning Board processes were still unfinished. The architects offered to leave materials at Town Hall for DRAB members to view at their pleasure.

Minutes

A motion was made by Bryce Gibson to approve the minutes of December 1, 2021. A roll call vote was taken.

Bryce Gibson – yes

John Haven – yes

Christine Percé – yes

Steve Davey – abstain (absent for December meeting)

The motion passed unanimously, 3-0.

Old Business/New Business

John Haven mentioned that it would be helpful for applicants to focus on exterior designs to streamline presentations, especially as the caseload increases.

Adjournment

The meeting was adjourned at 10:19pm. The next meeting will be on Wednesday, March 2nd at 7pm.