

**PLANNING BOARD**

John R. Bethoney, Chair  
Michael A. Podolski, Esq., Vice-Chair  
James E. O'Brien IV, Clerk  
Jessica L. Porter  
James F. McGrail, Esq.  
Andrew Pepoli Associate



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Administrative Assistant  
Jennifer Doherty

Assistant Town Planner  
Michelle Tinger

Planning Director  
Jeremy Rosenberger

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

**MINUTES OF THE PLANNING BOARD MEETING  
MARCH 23, 2022, 6:00 P.M.**

**BOARD MEMBERS:**

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

**PLANNING DEPARTMENT STAFF:**

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

**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  
11 CECIL PLACE – EVERSOURCE, MINOR SITE PLAN REVIEW**

**GUESTS:**

Joshua Lee Smith	Applicant's Representative
Miles Kennedy	Applicant, Eversource
David LaPointe	Landscape Architect

Mr. Smith and Mr. Kennedy presented the proposed changes to 11 Cecil Place. The Applicant, Eversource, seeks to modify and upgrade the existing electric substation and add landscaping. The electric substation infrastructure is several decades old, the existing equipment has exceeded the anticipated lifespan and is in need of replacement. The purpose of the landscaping was to block the view of the substation from the street, and to beautify the area. Additional proposed changes included replacing the chain link fence with a wood board fence and relocating a shed.

Chairman Bethoney noted no visual screening or landscaping blocking is provided for the residential property across from the Eversource property at the end of Cecil Place. The Chair pointed out that the trees currently on site are not green and lush year-round and suggested that different trees should be considered if the goal is to provide visual screening; it was also noted that a hum currently emanates from the site.

Chairman Bethoney stated that the documents submitted by the Applicant show thirteen parking spaces. Any site with more than ten (10) parking spaces must undergo a parking site plan review and suggested that the Applicant amend their plans. The Applicant indicated willingness to make these changes. The Chair opened the floor to questions and comments from the Board.

**Mr. Podolski** inquired if the new equipment is any smaller or quieter.

**The Applicant** indicated that the size would be roughly the same and the sound reduced. The Applicant agreed to supply the Board with the sound specifications.

The Applicant then presented the site design plans at the Board's request.

**Ms. Porter** inquired if the second driveway could be removed.

**The Applicant** responded that it is an operational imperative that the site has two driveways.

**Ms. Porter** suggested that the Applicant upgrade the gate in addition to the fence and participate in a local litter clean-up event.

**The Applicant** agreed to the suggestion.

**Mr. McGrail** inquired if the soil had been tested for contaminants and noted that the Applicant had not submitted documentation regarding the shed redesigns, lighting plan, and security information.

**The Applicant** responded that the site is secure and is monitored and did not want to elaborate further on security measures publicly. He added that the soil testing was in progress.

Chairman Bethoney inquired who owned the utility pole in the middle of the soccer field, to which the Applicant responded that they did not know. The Chair then suggested that the site undergo a peer review.

**On a motion made by Mr. Podolski, seconded by Mr. O' Brien, it was the resolved that the minor site plan review of 11 Cecil Place be referred to peer review. A roll call vote was conducted. Motion carried unanimously.**

### **3. STERGIS WAY – NORDBLOM COMPANIES, ROAD SAFETY AUDIT UPDATE**

#### **GUESTS:**

Kevin Hampe  
Todd Nordblom

Applicant's Representative  
Applicant, Nordblom Companies

Attorney Hampe and Mr. Nordblom stated that the road safety audit was not yet complete

and presented an informal update. The audit would likely be completed by late April of 2022 to early June of 2022, and they anticipated being ready to present an action plan to the Board in the summer of 2022. The Board suggested that MBTA should be included in the process.

The Board noted the recommendations that will be included in the report should be the responsibility of all the stakeholders at Legacy Place to pay for and implement, not just Nordblom Companies.

The Chair noted that it was his position to contact all businesses at Legacy Place to inform them that it benefits them to participate in and support the recommendations in the road safety audit.

4. **PUBLIC HEARING**  
**124 QUABISH ROAD – ROUTE 1 MANAGEMENT LAND TRUST, LLC,**  
**PLANNED COMMERCIAL AND MIXED-USE DEVELOPMENT PROJECT**  
**(CONTINUATION FROM FEBRUARY 9, 2022)**

**GUESTS:**

Peter A. Zahka	Applicant's Representative
Joe Federico	Applicant, Route 1 Management Land Trust LLC
Mark Federico	Applicant, Route 1 Management Land Trust LLC
Paul Federico	Applicant, Route 1 Management Land Trust LLC
Mark Fougere	Fiscal Impact Consultant

Attorney Zahka presented an overview of the proposed project, which consists of a four-story, 293-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, and flood plain overlay district permit. The site is currently occupied by Dedham Recycled Gravel Company and was the only remaining industrial site in the neighborhood.

Mr. Fougere presented the fiscal impact report. The proposed development would generate approximately \$910,000 in residential tax revenues per year, \$65,000 in commercial tax revenues per year, and \$110,400 in excise tax revenues per year, making the total annual revenues approximately \$1 million. Estimated expenses were \$67,500 for police, \$73,300 for fire, \$97,000 for roads, and \$427,000 for school expenses, making the annual net positive impact \$415,662 annually.

Mr. Zahka noted that redeveloping the site would reduce heavy truck traffic in the area. It would result in completely new stormwater systems and sustainable building techniques, including twenty-three electric vehicle charging stations and rainwater harvesting. He also noted that traffic would be addressed at a subsequent meeting, and the development complied with all zoning bylaws and the Dedham Master Plan. He also noted that the commuter station is less than half a mile away. The heating will be electric, with individual meters for the units.

Mr. Zahka expressed the Applicant's intent to discuss traffic at the next public hearing.

On a motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved to continue the public hearing on April 27, 2022, at 7:00 p.m. A roll call vote was conducted. Motion carried unanimously.

5. **PUBLIC HEARING**  
**SPRING 2022 ANNUAL MEETING ZONING ARTICLE**

Mr. Rosenberger noted that the Town of Dedham complied with notice requirements and presented an explanation of zoning Articles 19 and 20.

**On a motion made by Mr. Podolski, seconded by Mr. O'Brien, it was resolved to waive the reading of Articles 19 and 20. Motion carried unanimously.**

**On a motion made by Mr. Podolski, seconded by Mr. O'Brien, it was resolved to open the public hearing. Motion carried unanimously.**

The Chair opened the floor to comments or questions from the public. There were none.

**On a motion made by Mr. McGrail, seconded by Mr. Podolski, it was resolved to close the public hearing. Motion carried unanimously.**

The Chair recommended that in the future, each article should have its own public hearing. He stated that Article 20 had been rescinded, and no action was required from the Board regarding Article 20 at this time.

**On a motion made by Mr. Podolski, seconded by Ms. Porter, it was resolved to recommend to town meeting that Article 19 be so voted. A roll call vote was conducted. Motion carried unanimously.**

6. **PUBLIC MEETING**  
**200 LEGACY BOULEVARD – COSTCO, MINOR MODIFICATION SITE PLAN REVIEW**

**GUESTS:**

Keith Simpson	Applicant's Representative
Jake Andrews	Director of Real Estate Development, Costco
John Aldorado	Consultant, Costco

The Applicant explained that the purpose of the proposed site work at the Costco at 200 Legacy Blvd. was to ensure that the ADA accessible parking spaces and access aisles meet the requirements set forth in the 2010 ADA Standards for Accessible Design. He presented a summary of the proposed changes, which would result in a net loss of three parking spaces, but improved accessibility and safety for the accessible parking spaces.

Chairman Bethoney noted that the Applicant had been before the Board in the past, and the Board recommended significant safety improvements to the site at that time. These improvements were not made, and he questioned whether the site was in compliance with Town of Dedham Zoning Bylaws, as the existing conditions at the Costco require significant access and egress improvements.

The Board advised that for any special permits to be issued on Legacy Place, the Applicant must find a way to increase capacity and improve both road conditions and public safety. The Applicant stated that they have been cooperating with Nordblom Companies and will participate in the road safety audit.

The Board noted that the bylaws state that when making any modification to a site, the entire site must be reviewed in order to ensure that it is compliant with all regulations. This type of review was not present in the Applicant's documents, and the Board instructed the Applicant to update their application for presentation at a later meeting.

**On a motion made by Mr. Podolski, seconded by Mr. McGrail, it was resolved to require the Applicant to complete a peer review. A roll call vote was conducted. Motion carried unanimously.**

**7. APPROVAL OF MINUTES**

The Board agreed to review and approve meeting minutes at the start of Board meetings moving forward.

**On a motion made by Mr. Podolski, seconded by Mr. McGrail, it was resolved to approve the minutes from October 13, 2021, October 18, 2021, October 27, 2021, November 9, 2021, and December 8, 2021, as amended. A roll call vote was conducted. Motion carried unanimously.**

**8. OLD BUSINESS/NEW BUSINESS**

**Branding and Wayfinding:** Mr. Pepoli reported that the Planning & Zoning Department held the 1<sup>st</sup> Branding and Wayfinding meeting on March 22, 2022.

**Housing Choice Act:** Mr. O'Brien stated that he wished to avoid hiring a costly consultant to comply with the Housing Choice Act. The Chair reiterated his understanding the Act, which seeks to create a zone of parcels, within a half-mile radius of a rail station, of at least fifty acres, could accommodate up to 2,100 residential units. Chairman Bethoney agreed that the Town could create a plan and present it to the public for feedback without third-party involvement. Mr. Rosenberger respectfully disagreed and recommended engaging a third-party consultant who will work with the Board and the public to implement their feedback. The Board agreed to discuss the matter further at the next meeting.

**Dela Plaza:** Chairman Bethoney noted that the Applicant removed themselves from the agenda as they required additional time to prepare and indicated they will be ready to present at a future meeting.

**9. NEXT MEETING**

The next meeting of the Planning Board was scheduled for April 4, 2022, at 6:00 p.m.

**10. ADJOURNMENT**

**On a motion made by Mr. McGrail, seconded by Mr. O'Brien, it was resolved to adjourn the meeting at 9:58 p.m. A roll call vote was conducted. Motion carried unanimously.**