

TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS



Dedham Town Hall
450 Washington Street
Dedham, MA 02026
Phone 781-751-9240

Planning Director
Jeremy Rosenberger

Assistant Town Planner
Michelle Tinger

Design Review Advisory Board

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

**DESIGN REVIEW ADVISORY BOARD
MINUTES**

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

Present:

Steve Davey, Vice Chair/Acting Chair
Bryce Gibson
John Haven, RLA, ASLA

Not Present:

Christine Perc, Chairperson

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 **March 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 Percec was not in attendance. Vice Chair Steve Davey assumed the Chair position and asked for a roll call of participants on the video meeting:

- John Haven
- Bryce Gibson
- Steve Davey

437 High Street – Polito Insurance Agency

Refacing of existing non-illuminated free-standing sign

Tom Polito was on the video call to represent himself. He explained that he was moving his insurance company up the street and merging with another office. The size dimensions were not changing at all, the location was not changing, only the internal sign wording would be altered to add the name Polito Insurance. There were no questions from the board.

A motion was made by Bryce Gibson to approve the application as presented. The motion was seconded by John Haven, and a roll call vote was taken.

Bryce Gibson – yes
John Haven – yes
Steve Davey – yes

The motion passed unanimously, 3-0.

725 Providence Highway - Federal Realty Investment Trust (Continued from 2/2/22)

New +/4,000 sq. ft. restaurant w/drive-thru

The application was a continuation from the previous month. In attendance for the application were Justin Heil from Bohler and Bill Lucas from Bohler. They began by presenting the landscaping for the project known as Kelly’s Roast Beef, which would be situated behind the Star Market on Providence Highway.

Justin began by explaining the trees and shrubs along the front, and plantings along the walkways and islands in the parking area. There was also a patio space that was to include a landscaped buffer area from the parking lot. Foundation plantings had been altered along the east and west walls as a result of elevation changes.

John Haven asked about islands in the parking lot, if there was an opportunity for trees at all. Justin replied they were limited there due to lighting fixtures. Bill Lucas added that there was an underground drainage system that also hindered how much could be done in this area.

Bryce Gibson asked about the electrical transformer by the drive thru. The applicant answered that they liked to place them as close to the building as possible. There was landscaping surrounding it.

At this time the Board took a ten-minute recess while they waited for the remainder of the applicant's team to join the meeting.

The meeting resumed at 7:30 pm.

Mark Hebert from Federal Realty Investment and Aksel Solberg of Harrison, French and Associates joined the applicants to represent the project.

Mark Hebert explained the layout of the building and the drive thru. Aksel Solberg then presented the elevation updates that had been made to the plan since the last meeting. He further explained changes that had been made to the design of the logo, windows, and overall concept.

Bryce felt the changes that had been made were a welcome improvement. He asked what the material was of the horizontal grey area. He wanted to know how dark it was. John Haven felt it was a big improvement as well. He agreed with Bryce about the corner boxes being removed.

Steve agreed with both Bryce and John. He had one question about the drive thru side of the building. He wondered about the green line being continued all the way through the back of the building to establish continuity. A couple of design options were considered.

In regard to the northwest corner of the building, the board agreed it would look cleaner to remove the plain white window boxes and have just the regular wall here.

A motion was made by John Haven to approve the design and landscaping as presented, with the recommendation of the removal of the white window boxes at the northwest corner of the building. The motion was seconded by Bryce Gibson, and a roll call vote was taken.

Bryce Gibson – yes

John Haven – yes

Steve Davey – yes

The motion passed unanimously, 3-0.

124 Quabish Road - Route 1 Management Land Trust, LLC (Continued from 2/2/22)

New, four-story, 293 dwelling unit Mixed-Use Development with 454 off-street parking spaces.

The application was continued to the April meeting at the applicant's request.

Old Business/New Business

Bryce asked about the former Federal Realty application to change the façade of the Dedham Plaza. Jeremy Rosenberger, Planning Director, explained that the original scope had been changed to a less intensive package and they would need to return to the board for approval.

A motion was made by John Haven to adjourn the meeting at 7:58 pm. The motion was seconded by Bryce Gibson and a roll call vote was taken.

Bryce Gibson – yes

John Haven – yes

Steve Davey – yes

The motion passed unanimously, 3-0.