

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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Jennifer Doherty

Senior Planner
Michelle Tinger

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

**MINUTES OF THE PLANNING BOARD MEETING
VIA ZOOM
OCTOBER 14, 2020, 7:00 P.M.**

BOARD MEMBERS:

John R. Bethoney	Chair
Michael A. Podolski, Esq.	Vice-Chair
James E. O'Brien IV	Member (from 7:35 p.m.)
Jessica L. Porter	Member
James F. McGrail	Member

PLANNING DEPARTMENT STAFF:

Jeremy Rosenberger	Planning Director
Michelle Tinger	Senior Planner
Jennifer Doherty	Office Manager

Minutes prepared by Angela Fracassi of Minutes Solutions Inc. from an audio recording.

1. CALL TO ORDER

Chairman Bethoney called the meeting to order at 7:00 p.m. and explained the meeting procedures to the public. He announced that the public hearing regarding the proposed hotel at 95 Eastern Avenue was postponed to November 12, 2020, at the request of the applicant.

**2. PUBLIC HEARINGS
FALL 2020 ANNUAL TOWN MEETING ZONING ARTICLES (CONTINUED FROM 9/9/20)**

The Board reviewed the report prepared by Mr. Rosenberger regarding the draft zoning articles. The Board reviewed and discussed the following articles:

Article 21 – Lapse of Special Permits

The Board agreed to extend the lapse of Special Permits from two years to three years.

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

On a motion by Mr. Podolski, seconded by Ms. Porter, it was resolved to recommend that Article 21 be so voted at the town meeting. A roll call vote was conducted. Motion carried unanimously.

Article 23 - Changes to Section 4.0, Dimensional Requirements of the Dedham Zoning Bylaw

The Board agreed to maximum building heights of 45 feet in all districts. The Board decided that the minimum setback would be 10 feet in Dedham Square and East Dedham Square, and in all other districts, the setback would be determined on a case-by-case basis. The Chair suggested that any development that abuts a residential property or residential zone should be subject to a step back of 10 feet. This would include mixed-use developments.

The Chair opened the floor to questions or comments from the public.

Drew Propoli stated his support for setbacks and his support for the Chair's suggestion regarding developments that abut a residentially zoned property or residential zoning district.

ACTION – Mr. Rosenberger will redraft the by-law to reflect the Board's proposed changes.

ACTION – The Board will continue to discuss the bylaw regarding setbacks and setbacks at the next meeting.

Article 24 – Changes to further regulate Mixed-Use Developments (Section 7.4)

The Board debated whether the minimum percentage of non-residential retail space in a mixed-use building should be set at a minimum of 10% as presented or raised to a minimum of 25% percent.

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

On a motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved to recommend that Article 24 be so voted at the town meeting. A roll call vote was conducted. Motion carried unanimously.

Article 25 – New language to regulate affordable housing

The Board stated their support for the proposed changes as presented.

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

On a motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved to recommend that Article 25 be so voted at the town meeting. A roll call vote was conducted. Motion carried unanimously.

Article 22 - Comprehensive Concept Plan, Lowder Street

Mr. Rosenberger explained that this article would approve a comprehensive concept plan for a Planned Residential Development at 146, 188, and 216 Lowder Street and 125 Stoney Lea Road.

On a motion made by Mr. Podolski, seconded by Ms. Porter, it was resolved to recommend that Article 22 be so voted at the town meeting. A roll call vote was conducted. Motion carried unanimously.

Article 26 – Digitization/Re-codification of the Dedham Zoning Bylaw

Mr. Rosenberger explained that the goal of the article is to insert the by-laws into the Town Code as Chapter 280; renumbering and recaptioning each section and subsection of the Zoning Bylaw accordingly; and updating internal references to reflect the new numbering system, all as outlined in the document on file in the office of the Town Clerk entitled “Zoning Bylaw Draft,” dated February 2020, prepared by General Code, LLC.

On a motion made by Ms. Porter, seconded by Mr. Podolski, it was resolved to recommend that Article 26 be so voted at the town meeting. A roll call vote was conducted. Motion carried unanimously.

On a motion made by Mr. McGrail, seconded by Mr. Podolski, it was resolved to close the discussions regarding the Fall Town Meeting Zoning Articles. A roll call vote was conducted. Motion carried unanimously.

3. PUBLIC HEARING

95 EASTERN AVENUE – SALETIN GROUP, MAJOR NONRESIDENTIAL PROJECT

The Applicant’s representative requested that the hearing be postponed to November 12, 2020. Mr. Rosenberger explained that all notification requirements were met in advance of the public hearing.

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

On a motion made by Mr. Podolski, seconded by Ms. Porter, it was resolved to continue the public hearing on November 12, 2020. A roll call vote was conducted. Motion carried unanimously.

4. PLANNING DIRECTOR’S UPDATE

Mr. Rosenberger reviewed the agenda for the next Planning Board meeting, scheduled on October 28, 2020, and suggested that additional meeting dates be added to November 2020 and December 2020.

ACTION – Mr. Rosenberger will forward potential meeting dates to the Board via e-mail.

5. OLD BUSINESS/NEW BUSINESS

Ms. Porter announced that the Designing Dedham committee was conducting a meeting on October 20 at 7:00 p.m. called Public Health and Livability.

Mr. McGrail reported that he spoke to a resident who reported having difficulty accessing the last meeting planning Board meeting with Amazon, and once she accessed the meeting, had difficulty determining which topic was being discussed. Mr. McGrail recommended that Dedham Cable Television identify the topic being discussed on screen. The Chair thanked Mr. McGrail for the suggestion.

6. ADJOURNMENT

On a motion made by Mr. Podolski, seconded by Mr. McGrail, it was resolved to adjourn the meeting at 8:34 p.m. A roll call vote was taken. Motion carried unanimously.