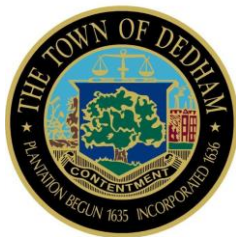


PLANNING BOARD

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
APRIL 27, 2022, 6:30 P.M.**

BOARD MEMBERS:

John R. Bethoney	Chair (from 6:44 p.m.)
Michael A. Podolski, Esq.	Vice-Chair
James E. O'Brien IV	Member
Jessica L. Porter	Member
Jim McGrail, Esq.	Member
Drew Pepoli	Associate Member

PLANNING DEPARTMENT STAFF:

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

Minutes prepared by Angela Fracassi of Minutes Solutions Inc., from a video recording.

In order to avoid a conflict of interest, John Bethoney had recused himself from the first hearing due to a professional relationship with the applicant. In his absence, Mr. Podolski was acting chairperson.

1. CALL TO ORDER

Mr. Podolski called the meeting to order at 6:30 p.m. and explained the meeting procedures and protocols to the public.

**2. PUBLIC MEETING
13 POWERS STREET, REQUEST FOR DETERMINATION OF ADEQUATE ACCESS,
SUPREME DEVELOPMENT, INC.**

GUESTS:

Peter A. Zhaka Attorney, Applicant's Representative

Mr. Podolski explained that he would chair the meeting in Mr. Bethoney's absence, as Mr. Bethoney recused himself from the proceedings with Supreme Development Inc. due to a conflict in interest, and that Mr. Bethoney would resume his role at the conclusion of those discussions.

Mr. Zhaka represented the Applicant, explaining that the purpose of the meeting was to determine if there was adequate access to the subject property on 13 Powers Street. He explained that there was not a strict definition of adequate access in Dedham's bylaws. He instead outlined precedents from nearby towns and the state of Massachusetts, which essentially determine that access is considered adequate if a large emergency vehicle can access the property without difficulty. He then presented the building plans, which showed that a large public safety vehicle, such as a fire truck, can access the house via a dirt road. He added that the dirt road cannot be expanded due to conservation concerns. The Board reviewed the plans and determined that access was adequate.

On a motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved that the property on 13 Powers Street had adequate access, as determined by the Planning Board. Motion carried unanimously.

John Bethoney returned to the meeting to act as the chairperson at 6:44 pm.

3. OLD BUSINESS/NEW BUSINESS

Master Plan: Mr. Rosenberger noted that the first hour of the upcoming Board meetings would be dedicated to discussing aspects of the Dedham Master Plan and asked the Board and the public to prepare their questions and concerns.

Town Green – Information Meeting: Ms. Porter reported that an information meeting will take place on May 14, 2022, to discuss Article 13 and the proposed town green.

**4. PUBLIC HEARING
124 QUABISH ROAD -- PROVIDENCE HIGHWAY MANAGEMENT TRUST, LLC, PLANNED COMMERCIAL DEVELOPMENT/MIXED USE DEVELOPMENT PROJECT**

GUESTS:

Peter A. Zhaka	Attorney, Applicant's Representative
Jeffery Dirk	Traffic Engineer, Vanasse and Associates
Joe Federico	Property Owner, 124 Quabish Road
Mark Federico	Property Owner, 124 Quabish Road
Paul Federico	Property Owner, 124 Quabish Road
Steven Findlen	Peer Reviewer, McMahan and Associates

Mr. Zhaka explained the purpose of the meeting was to review the effects of the proposed project on traffic circulation and safety to the site and surrounding areas. He stated that the Applicant was participating in the ongoing Road Safety Audit and had requested additional bus service and a bus stop to the site. The Applicant recently received the draft Road Safety Audit report, and some highlights would be included in Mr. Dirk's presentation despite not being included in the Applicant's submitted documents.

Mr. Dirk presented his transportation impact assessment survey, which had already undergone the peer review process. The analysis concluded that the project would not result in a significant increase in motorist delays or queuing; however, Providence Highway and Legacy Boulevard were already over-capacity independent of the project, and that intersection had been identified as a high crash location. He then presented an overhead view of the site and surrounding area, presenting a diagram of the existing conditions. He noted the lack of sidewalk and bicycle lane connectivity. He presented existing trip distribution, noting that traffic was not heavy during typical rush-hour times and tended to be busiest on the weekends.

Mr. Dirk's recommendations to the site included two-way drives and circulation aisles 24 feet in width, and one-way aisles 20 feet in width; vehicles exiting the project should be under stop sign control, the installation of "one-way" and "do not enter signage," ADA compliant sidewalks, crosswalks, and wheelchair ramps, and regularly scheduled public transit to the site.

Mr. Dirk's recommendations to the surrounding areas included adding capacity on Providence Highway by adding a right turn onto Legacy Boulevard and sidewalk connectivity along Providence Highway and Presidents Way to Legacy Place. He noted that land acquisitions would be required in order to implement these recommendations. He also recommended adding regularly scheduled public transportation from the site to Legacy Place and the commuter rail station. Recommendations from the draft Road Safety Audit included adding double left-turn lanes on Providence Highway and Legacy Boulevard; additional pedestrian and cyclist accommodations; improved accessibility to the crossings and sidewalks; evaluation of the timed traffic signals; and adding pavement markings, wayfinding, and signage.

Mr. Findlen stated that the Applicant submitted their initial site plans and provided his feedback, which identified 31 issues. He stated that currently 13 issues were still outstanding, and that some of the 13 issues were addressed this evening. His team would continue to review the Applicant's proposal, and he expressed satisfaction with the project's progress and the Applicant's cooperation thus far.

The Chair opened the floor to questions from the Board.

The Board and Mr. Findlen agreed that a bus stop should be added to the site.

The Board expressed concern that crosswalks with flashing beacons may not be adequate to stop traffic on a weekend.

Mr. O'Brien noted that he would not approve any future development in the area until road improvements were included in the proposal. Other members of the Board echoed this sentiment.

Mr. Podolski asked if trucks and buses would be able to use the roundabout.

Mr. Dirk responded that they would.

Ms. Porter asked Mr. Dirk what he would recommend if he had a "magic wand," and funding and land acquisition were not issues.

Mr. Dirk responded that creating additional capacity on Elm Street and Providence Highway, adding public transit and pedestrian access, would improve the area significantly.

Ms. Porter inquired about the lane widths on Providence Highway.

Mr. Dirk answered that the lanes are between 11 and 12 feet wide.

Ms. Porter asked if Mr. Dirk would consider changing the right lane into a right-turn lane rather than adding a lane.

Mr. Dirk responded that this option could be considered and analyzed.

Ms. Porter asked if there had been any discussion regarding increased pedestrian activity with the abutting properties.

Mr. Dirk responded that the discussion had not taken place.

The Chair asked how installing additional sidewalks along Legacy Boulevard would be accomplished.

Mr. Dirk answered that he would need to make his recommendation and attach dollar amounts to each of them, and then present these recommendations to the Board and the Applicant.

The Chair noted that the Board addressed many of his concerns in their questions and noted that a global effort was needed to solve the traffic, capacity, and efficiency issues on Legacy Boulevard and the surrounding areas. He asked what the Town can do to compel the multiple property owners and businesses who have been contributing to the issue. He also proposed a working session with all the stakeholders, in which the Town could clearly communicate that no plans would be approved in the future without their participation in a traffic and roadway improvement plan. The Chair also noted the poor condition of Legacy Boulevard and noted that Mr. Dirk explained that it was a private road. He inquired about who has the obligation to repair and maintain that roadway.

Mr. Dirk noted that in his experience, typically the Town would bring those parties together to produce a global solution because there are competing interests.

The Chair inquired about the Applicant's next steps.

Mr. Zhaka stated that the Applicant would need to consider some of the suggestions made this evening and wait for additional feedback from the peer reviewer.

The Board expressed their appreciation of the Applicant's cooperation and willingness to participate in the planning process.

On a motion made by Mr. Podolski, seconded by Mr. O'Brien, it was resolved to continue the public hearing regarding 124 Quabish Way to May 25, 2022, at 7:00 p.m. Motion carried unanimously.

5. **NEXT MEETING**

The next meeting of the Planning Board was scheduled for May 11, 2022, at 6:30 p.m.

5. **ADJOURNMENT**

On a motion made by Mr. McGrail, seconded by Mr. O'Brien, it was resolved to adjourn the meeting at 8:34 p.m. Motion carried unanimously.