

PLANNING BOARD

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TOWN OF DEDHAM
PLANNING BOARD

CERTIFICATE OF ACTION
APPLICATION FOR SITE PLAN APPROVAL



January 12, 2017

Applicant: **Town of Dedham School Building Rehabilitation Committee (SBRC)**

Property: **1100 High Street, former Dexter Elementary School**

Property Owner: **Dedham Public Schools**

Owner's Address: **100 Whiting Ave, Dedham, MA 02026**

Project Summary:

- This project is to construct a new Early Childhood Education Center (ECEC) for approximately 310 kindergarten and pre-kindergarten students at the existing Dexter Elementary School site, located at 1100 High Street, Dedham, MA. The existing school will be demolished in its entirety and a new school will be built in its place. The current ECEC at the Capen School will move its entire operation to this new school.
- The proposal is subject to Major Site Plan Review by the Dedham Planning Board pursuant to Section 9.5 of the Dedham Zoning By-Law.

Background and Finding of Facts

1. The Dedham Public Schools (hereinafter referred to as "Applicant") is the owner of the former Dexter Elementary School, 1100 High Street, Dedham, MA (hereinafter referred to as the "Subject Property").
2. The Subject Property is shown on the Dedham Assessors' Map 103, Lot 18.

3. The Subject Property contains 29 acres, and has approximately 1000 feet of frontage along High Street.
4. The existing Subject Property includes an abandoned 25,000 square foot elementary school constructed in the early 1960's.
5. The project is designed to include two phases of work. The first phase will be demolish the existing Dexter school and perform site preparation to remove ledge and install site utilities. The second phase will be to construct the new 51,000 square foot school.
6. According to the Zoning Map for the Town of Dedham, the property is located in the Single Residence A zoning district.
7. **9.5.2 Applicability:** Site plan review and approval by the Planning Board shall be required before a building or occupancy permit can be issued. Site plan review has two (2) levels: MINOR site plan review and **MAJOR** site plan review, which is required for "Any change of use to more than 5,000 square feet gross floor area which requires the addition of more parking spaces irrespective of existing parking spaces or the relocation of existing parking spaces." Thus, this project is subject to major site plan review.
8. On August 29, 2016, the Applicant submitted the following to the Planning Board (hereinafter) referred collectively as the "Application"):
 - a. Completed Application and Checklist
 - b. Project Narrative
 - c. Full-size copy of Civil Plan, Parking Plan, Layout Plan, Grading Plan Existing Conditions Plan, Erosion Control Plan, Utility Plan, and Civil Details, prepared by Nitsch Engineering, Inc., 2 Center Plaza, Suite 430, Boston, MA 02108; Landscape site plan by Warner Larson Landscape Architects, 130 West Broadway, Boston, MA 02108; Fire Protection Plans, Plumbing Plans, and Site Lighting Plans by Garcia, Galuska, DeSousa, Inc., 370 Faunce Corner Road, Dartmouth, MA 02747-1217
 - d. Transportation Impact Report prepared by Nitsch Engineering, Inc., 2 Center Plaza, Suite 430, Boston, MA 02108, dated August 26, 2016
 - e. Architectural Plans prepared by Knight, Bagge & Anderson, Inc., 6 Thirteenth Street, Charlestown, Ma 02129, including floor plan, roof plan, exterior elevations and exterior renderings
9. The Application was reviewed by the Planning Board and the Planning Director, and was determined to satisfy all of the submittal requirements for Major Site Plan Review under Section 9.5 of the Dedham Zoning By-Law.
10. In accordance with Section 9.5.6 of the Dedham Zoning By-Law, upon receipt of the Application and above materials, the Planning Board caused to be distributed copies of the aforesaid plans and reports and otherwise solicited comments from various Town of Dedham Boards, departments, and officials. In addition, the Planning Board referred the same to McMahan Associates, Inc., for professional peer review.

11. The Planning Board reviewed and considered the "Application for Site Plan Review" at its regularly scheduled meetings on September 29, 2016, October 13, 2016, October 27, 2016, November 3, 2016, November 10, 2016, December 8, 2016 and January 12, 2017. Relative to said meetings, the Planning Board caused the required written notice of said meeting to be mailed to abutters to the subject property as required by Section 9.5.6, and caused the required notice of said meeting to be posted as required by State law and Town By-Law.
12. Present at the meetings were Planning Board Members Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, James E. O'Brien IV, and Ralph I. Steeves. Also present at the meeting on behalf of the Planning Board were Planning Director Richard J. McCarthy, Jr., and Steven Findlen, Senior Project Manager for McMahon Associates, Town Consultant.
13. The Applicant was represented at the meeting by Dave Roberts, Dedham School Building Rehabilitation Committee, Michael Welch, Superintendent of Dedham Public Schools, Paul Griffin, Construction Monitoring Services, Daniel Bradford and Michael Williams of Knight, Bagge and Anderson, Inc., and Josh Alston and Nick Havan of Nitsch Engineering, Inc.
14. At these meetings, the Applicant and its representative were provided opportunities to make full presentations. This was followed by questions and comments from the Planning Board, the Town Planner, the Planning Board's peer review consultant, and abutters to the project.
15. By written report to the Planning Board dated November 1, 2016, McMahon Associates reported that the Applicant had reasonably and adequately responded to all comments and concerns, and that Record Plans conform to the requirements of the Dedham Zoning By-Law.
16. By written report to the Planning Board dated November 1, 2016, the Town Engineer reported that the Applicant had reasonably and adequately responded to all comments and concerns, and that Record Plans conform to the requirements of the Dedham Zoning By-Law.
15. In addition to testimony at the meetings, the Planning Board received a number of reports and other documents from the Applicant, the Planning Director, the peer review consultant, and other Town agencies. Such reports and documents are incorporated into the record.
16. At meetings held on January 12, 2017, the Applicant and its representatives provided an overview of all of the revisions made to the site plan, and otherwise responded to questions and comments from the Planning Board, Town Planner, and peer reviewer.

DECISION

At a meeting duly held on January 12, 2017, the Planning Board, consisting of Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, James E.


O'Brien IV, and Ralph I. Steeves voted 4-1, with Mr. Aldous voting no, to approve the "Application for Major Site Plan Review for On-site Construction Only" with the following **CONDITIONS**:

1. Together with the **CONDITIONS** contained herein, the Project shall be substantially constructed in accordance with the Record Plans listed on Exhibit A attached hereto and incorporated herein by reference.
2. The Town Manager, at the request of the School Building Rehabilitation Committee, will submit Article 13 to the May 2017 Town Meeting to fund the engineering design and permitting for the **off-site mitigation** as outlined in a letter from Knight, Bagge & Anderson, Inc., 6 Thirteenth Street, Charlestown, Ma 02129, dated February 2, 2017, listed in Exhibit B. The off-site mitigation shall be constructed and operational prior to any occupancy permit being issued for the Early Childhood Education Center. The off-site mitigation is not yet approved, and shall be further reviewed by the Planning Board and its consultant after the date of this Certificate.
3. Members of the Planning Board and the Planning Director shall be permitted access to the project site during construction with proper notification to the applicant subject to applicable safety requirements as established by the Applicant or its Contractor. Proper notification shall be through the construction trailer sign-in process or through the emergency call number and/or e-mail address of the applicant's representative in case of emergency or off-hours situations. The emergency call numbers and e-mail addresses shall be provided to the Planning Director and the Planning Board members. The Applicant and the Contractor agree to make emergency contact numbers readily available at all times.
4. The Planning Board reserves the right to monitor the ongoing construction for compliance with the approved plan.
5. The Applicant shall provide the Planning Board with a copy of the Stormwater Permit and Operation and Maintenance Plan as approved by the Dedham Conservation Commission, which plans are incorporated herein by reference.
6. During construction of the Project, which includes all blasting operations, the Applicant shall conform to all local, state, and federal laws regarding noise, vibration, dust, and blocking of Town roads. Exterior construction of the Project shall not commence on any weekday before 7:00 a.m. and shall not continue beyond 6:00 p.m. except for certain operations such as concrete finishing or emergency repairs. Exterior construction shall not commence on Saturday before 8:00 a.m. and shall not continue beyond 6:00 p.m. with the same exceptions. The Building Commissioner may allow longer hours of construction under special circumstances, provided that such activity is requested in advance in writing by the Applicant except for emergency circumstances, in which case, oral communication shall be followed by written confirmation. There shall be no exterior construction on any Sunday or state or federal legal holiday. Hours of operation shall be enforced by the Dedham Building Commissioner and the Police Department. The Construction Supervisor shall provide emergency contact numbers, as well as e-mail addresses to the Planning Board office and the Building Department. Notice shall be provided to abutters at least 48 hours in advance if the construction schedule deviates from the hours herein.

7. Any recommendations from the Design Review Advisory Board that are in conflict with this approval shall require Planning Board review and approval. Any recommendations from the Design Review Advisory Board that are not in conflict with this approval shall be hereby incorporated into the record plans.
8. All invoices generated by the Board's peer reviewers during the Application stage shall be paid within twenty (20) days of the filing of this decision with the Town Clerk, whether this Decision is appealed or not. No post-permit reviews of documents or plans shall be conducted until such invoices have been paid in full. No building permit or certificate of occupancy shall be issued until such invoices have been paid in full.
9. The Applicant agrees that, no later than one year from the date of issuance of an occupancy permit, it shall file a written report with the Planning Director detailing the progress of the project, compliance with all terms and conditions of this certificate, and, if not completed, the expected completion date. The Planning Board reserves the right to require the Applicant to appear before the Planning Board to further discuss and review compliance with this certificate of action.
10. The Planning Director shall be contacted by the Applicant upon completion of the project to verify that the project has been completed in full compliance with the specifications of the final plans as submitted and approved in this Certificate of Action prior to any occupancy permit being issued, including a certification by the Applicant's engineer that the project has been constructed according to said plans. A compliance letter will be issued forthwith once found to be properly completed.
11. Following construction of the Project, the Applicant shall provide an "as-built" site plan to the Planning Board, Engineering and Building Departments, and the Board of Assessors prior to the issuance of the final certificate of occupancy for buildings in the Project in accordance with applicable regulations.
12. All municipal fees shall be paid in full and all accounts shall be in good standing prior to the issuances of any building permit.

Dated: February 23, 2017

By the Planning Board:



Robert D. Aldous, Clerk

EXHIBIT A

RECORD PLANS

- i. Full-size copy of Civil Plan, Parking Plan, Layout Plan, Grading Plan Existing Conditions Plan, Erosion Control Plan, Utility Plan, and Civil Details, prepared by Nitsch Engineering, Inc., 2 Center Plaza, Suite 430, Boston, MA 02108, dated August 29, 2016, revised through March 9, 2017.
- ii. Landscape site plan by Warner Larson Landscape Architects, 130 West Broadway, Boston, MA 02108 dated August 26, 2016 revised through March 9, 2017.
- iii. Fire Protection Plans, Plumbing Plans & Site Lighting Plans by Garcia, Galuska, DeSousa, Inc., 370 Faunce Corner Road, Dartmouth, MA 02747-1217 dated November 26, 2016.
- iv. Architectural Plans prepared by Knight, Bagge & Anderson, Inc., 6 Thirteenth Street, Charlestown, Ma 02129, including the floor plan, roof plan, exterior elevations and exterior renderings and all exterior materials including colors dated August 29, 2016 revised through March 9, 2017.
- v. The following list provides a description of the measures for which design funding approval will be required at Town Meeting. The fee will cover the A/E fee through design and bidding ONLY. A separate additional fee for construction administration by the A/E team will be determined when the construction value is moved forward for approval revised through March 9, 2017.

SPEED CALMING MEASURES and ADDED TRAFFIC CONTROL MEASURE

- **POSTED SPEED CHANGES ON HIGH STREET**

Conduct a speed study and coordinate with MassDOT to review possible changes in speed designations on Route 109 at the overpass, as well as into the town of Dedham side of Route 128.

- **SIGNAGE ON OVERPASS**

Coordinate with MassDOT about installing a static early warning sign on the overpass indicating "School Ahead."

- **FLASHING SPEED DESIGNATION SIGNAGE**

Place flashing signage to the east and west of the ECEC entrance and exit drives that sense vehicle speed, indicate their current speed, and flashes if they are speeding.

- **CREATE A TURN OFF LANE AT THE ENTRANCE TO THE ECEC SITE**

Design a left turn-off lane that would allow westward travelers to flow past vehicles that are waiting to make a turn onto the ECEC site. This measure would also narrow down the eastward travel lane where it approaches the entrance curb cut.

- **GEOMETRIC CHANGES TO THE PATH OF TRAVEL**

Coordinate with MassDOT about possible geometric changes to the travel path starting past Booth Road that would possibly constrict or change the road configuration from being a straight drive in the eastward direction.

- **REVISE SIGNAL TIMINGS AND A MITIGATION ANALYSIS AT THE HIGH STREET/ BRIDGE STREET INTERSECTION**

Complete a survey of the intersection, review the traffic counts and design the modifications to the intersection required to correct the traffic congestion. These measures will include lane reconfigurations as well as signal timing adjustments.

Total Design Fee for items 1-6 through Bidding - \$68,160