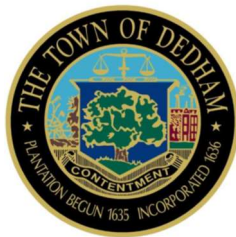


PLANNING BOARD

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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Planning Director
Jeremy Rosenberger

Senior Planner
Michelle Tinger

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

**MINUTES OF THE PLANNING BOARD MEETING
JUNE 8, 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
Andrew Pepoli	Associate Member

PLANNING DEPARTMENT STAFF:

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

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. REVIEW/APPROVAL OF PREVIOUS MINUTES

On a motion made by Member O'Brien, seconded by Member Porter, it was voted to approve the meeting minutes from September 9, 2020, and September 17, 2020, as presented. A roll call vote was conducted. Motion carried unanimously.

The Board reviewed the minutes from the meeting held on January 26, 2022 and April 14, 2022, and made the following amendments:

January 26, 2022

The Board made the following changes to the draft minutes from January 26, 2022:

- Page 5, replace "council" with "counsel".
- Page 5, replace "waved" with "waived".
- Page 5, add the word "comments" after "residents".
- Page 4, item 6, add a sentence making it clear that the Board requires the developer to

hire Dedham residents.

April 13, 2022

The Board made the following changes to the draft minutes from April 13, 2022:

- Page 3, paragraph 3, Mr. Findlen' s name is misspelled.
- Article 20, add the article description or name of the article.
- Page 3, clarify that Member O'Brien's questions regarding the future of Auto Zone also included a question regarding the origin and history of the site.
- Page 3, change "lights must be turned off" to "illuminated signs must be turned off".

Chairman Bethoney asked staff to amend and resubmit the minutes from January 26, 2022 and April 13, 2022, for review by the Board.

**3. PUBLIC MEETING
222 AMES STREET – NORFOLK AND DEDHAM MUTUAL INSURANCE COMPANY,
REQUEST FOR COMPLIANCE**

Mr. Rosenberger presented a request for a Certificate of Compliance from The Norfolk & Dedham Mutual Fire Insurance Company. He stated that he visited the site and verified that the site was built to plan.

Member Podolski noted that the legal letter included a disclaimer regarding the infiltration system. As the infiltration system is under the Conservation Commission's purview, he did not feel comfortable approving the plan until the Conservation Commission reviews approves the site, including the infiltration system.

The Board agreed to table further discussion to the meeting on June 9, 2022.

ACTION – Mr. Rosenberger will request an updated affidavit from the Applicant that removes the disclaimer regarding the infiltration system.

**4. PUBLIC MEETING
11 CECIL PLACE – EVERSOURCE, MINOR SITE PLAN REVIEW**

GUESTS:

Rep. Joshua Smith, Esq. Counsel, Eversource
Steven Findlen Peer Reviewer, McMahon and Associates

Mr. Smith had previously met with the Board to present the minor site plan review in March of 2022. At that time, the Board had determined that a peer review was required at 11 Cecil Place. Mr. Smith highlighted some of the updates to the site plan, which were create in response to Mr. Findlen' s site plan review. These updates included flow arrows on the road, clearly designating parking, extending the wood board fence, upgrades to the security fencing.

Mr. Findlen explained that the purpose of a site plan review is to ensure that the plans are in accordance with the Town's bylaws. He had originally identified 16 issues with the site plan. His primary concerns were in regard to parking, circulation, and security. All outstanding issues had been addressed in the updated site plans, and the Chief of Police had approved the update plan as presented.

The Board had previously inquired about the poles on the adjacent soccer field. Mr. Findlen had ascertained that the poles were not part of the project.

Member Podolski and Member O'Brien thanked the Applicant for their work toward improving the project.

The Chair opened the floor to public comment. There were no comments from the floor. He then read a letter from Dedham resident Michael De Winter, 411 East Street, which stated that Eversource was a good neighbor, and that the upgrades to the site were welcome.

On a motion by Member Podolski, seconded by Member Porter, it was resolved to approve the revised site plan for 11 Cecil Place, as presented. Motion carried unanimously.

5. 61 FAIRVIEW STREET, MARIPOSA CHILD CARE CENTER, MINOR SITE PLAN REVIEW

Jose Pallino Applicant

Ms. Tinger explained that the Applicant is requesting Minor Site Plan Review to increase capacity of an existing daycare from 41 preschoolers and 11 staff to 59 preschoolers and 14 staff by combining two classrooms. The Applicant requests waivers from off-street parking, landscaping, and peer review requirements. The Board received a staff report regarding the application and noted that the Board had granted a preliminary approval at a previous meeting. The Applicant noted that no changes are proposed to the exterior of the building.

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

Pam Carlton, stated that the peer review requirement should not be waived due the increase in traffic and on-street parking that would be caused by expanding the school. Additionally, she stated that parents dropping off their children often make U-turns, three-point turns in residential driveways, and double-park. She suggested that a traffic review be conducted in order to ensure that the expansion would not cause unsafe conditions in the neighborhood.

Monica Garlic, 281 Whiting Avenue, stated that she is in support of the expansion. She has two daughters at the school and reported that Mr. Pallino had recently texted all the parents in reminded them to park and drive safely in the neighborhood.

Julie Ross, 40 Oakdale Avenue, explained that she is a direct abutter to the site, and she and her husband support the Applicant's requests for waivers. She noted that pick-up and drop-off are staggered to minimize disruption. The Applicant has been a good neighbor and has taken excellent care of the grounds.

Colin Watkins, 120 Walnut Street, stated that he has two children in Mariposa Childcare Center and affirmed his support of the school. He read an e-mail dated April 5, 2022 from the Applicant, which was sent to all parents, reminding parents to drive and park responsibly in the neighborhood.

Erin Sierra, 9 Colombia Terrace, expressed her support for the Applicant, and stated that the drop-off and pick-up process was very efficient.

Mark McClean, 51 Fairview Street, stated that he is a direct abutter to the property, and suggested that the staff could be encouraged to park further away from the school in order to free up some parking spots on Fairview Avenue. He also stated that he would hope that the site plan could be changed to eliminate the dumpster and suggested an additional public meeting in one year to assess the neighborhood's feedback should the application be approved.

Member Podolski noted that the Applicant was requesting the waiver for 25 parking spots, and that he was uncomfortable approving a parking waiver of that size. He asked if the church across the street could provide additional parking, or if mandatory carpooling could be established. He suggested that employees could monitor the traffic and parking conditions.

The Applicant stated that some of his staff walk while others drive, and he has six employees who drive and park their cars directly across the street. They have been considering asking employees to park at Oakdale Square, so that both sides of Fairview Avenue would be free for drop-off and pick-up.

Member McGrail stated there must be constant monitoring in order to ensure that traffic and pick-ups and drop-offs are done correctly. He recommended the Applicant develop a traffic and parking plan. He also noted that the both the Applicant and the parents have shown a desire to accommodate the neighborhood.

Member O'Brien suggested that the traffic management plan could be assessed in a public meeting after a certain amount of time.

Member Porter stated her support for the parking waiver and noted that a professional site plan review was not necessary. She suggested that the Applicant determine if the parent community has any expertise in creating traffic management plans, and that the school have a staff member monitor the pick-up and drop-off process.

The Chair suggested that the Applicant create a plan and expressed his support for staff parking at Oakdale Square, and the suggestion to have a public meeting in one year to assess the traffic management plan's success. The Chair also noted that they had received several letters from residents who were not present at the meeting.

Member Podolski suggested erecting signage in order to designate the pick-up and drop-off areas.

The Board directed the Applicant to create a transportation management plan and to notify Planning Department staff when it is ready for the Board's review.

5. 725 PROVIDENCE HIGHWAY, FEDERAL REALTY INVESTMENT TRUST, MINOR SITE PLAN REVIEW

GUESTS:

Keith Hampe	Applicant's Representative
Mark Hebert	Applicant, Federal Realty Investment Trust
Jeff Dirk	Traffic Consultant, Vanesse & Associates
Will Granberry	Bohler Engineering
Steven Findlen	Peer Reviewer of the Town of Dedham

Attorney Hampe presented the application for minor site plan review to demolish an existing car dealership and service center and construct a new drive-through restaurant called Kelly's Roast Beef. The restaurant would be approximately 4,000 square feet with 69 off-street parking spaces and landscaping improvements. Mr. Findlen's peer review expressed concern about traffic circulation throughout the site. The suggestions were included adding traffic arrows, traffic control measures, and traffic calming measures.

The Applicant's revised site plan took into account these suggestions, and included several traffic calming measures, including a series of speed bumps intended to reduce cut-through traffic.

Mr. Findlen stated that the traffic calming measures proposed by the Applicant satisfy the feedback in the peer review.

Mr. Dirk stated that the Applicant reviewed the traffic operations analysis and proposed reducing the length of the left-turn lanes at intersection of Route 1 and Legacy Boulevard, subject to MassDOT review and approval. Mr. Dirk clarified that this would be done through striping. The Applicant also intends to seek MassDOT approval for the construction of ADA-compliant signalized pedestrian crosswalks on all four legs of the Route 1/Dedham Plaza/Best Buy intersection.

Mr. Herbert updated the Board on their observation that illuminated signs remain on after closing. The signs for the entire Plaza were on one timer, and Domino's Pizza stays open significantly later than the other tenants. As a result, Domino's Pizza will be removed from the timer, and will be responsible for turning off their own lights upon closing.

The Chair opened the floor to public comment. There was none.

Member Porter inquired as to the definition of "cut-through traffic," noting that many residents would want to enter the site from Washington Street. She commented that the current plan was unfriendly to the residents of Dedham who wish to enter the site from Washington Street.

Member McGrail advised that cut-through traffic means using the site without visiting any of the businesses and using it to access another roadway.

Mr. Hebert anticipated presenting additional site plans with site improvements that include building updates, pedestrian infrastructure, and landscaping.

Ms. Porter stated that there is currently no way for pedestrians to enter and cross the site from Washington Street and suggested that sidewalks be installed rather than only striping.

Mr. Dirk clarified that 10% to 20% of traffic entering the site to visit Kelly's Roast Beef comes from Washington Street, and the original traffic report erroneously reported that figure at 0%. The Board opined that more cut-through traffic was originating on Providence Highway, not Washington Street.

The Chair inquired if the presence of Kelly's Roast Beef would increase cut-through traffic.

Mr. Dirk answered that it would not. Kelly's would not make it more or less unsafe to enter on foot or bicycle from Washington Street. Motorists would still be able to enter from Washington Street

but would need to enter slowly due to the traffic calming measures. The pedestrian walking time would be increased in several areas.

Member McGrail noted that MassDOT would need to review the improvements and expressed confidence in its engineers.

Mr. Hebert requested that the Board take a position on the site plan. The Board expressed reticence in taking a position at this time, as the entire site plan had not yet been considered and more improvements in the site were still needed.

The Chair inquired about the Applicant's anticipated timeline.

Mr. Hebert answered they hoped to begin construction in the fall of 2022 and end in the spring of 2023.

Member Porter asked if the Applicant would clear the snow from the public sidewalks.

The Applicant stated they would be open to clearing snow from the sidewalks but would need time to determine the logistics.

Member McGrail inquired about the time left on Star Market's lease, and how far in advance they begin planning for the departure of a tenant.

Mr. Hebert stated that they cannot divulge specific information regarding a tenant's lease; however, Star Market expressed the desire to stay at the end of their lease, and they have some time remaining. For major tenants like Star Market, planning begins five to six years in advance of the end of the lease.

On a motion made by Member McGrail, seconded by Member Porter, it was resolved to approve the revised parking waiver, from 487 to 470 parking spaces. Motion carried by a 4-1 vote, with Mr. Podolski opposed.

On a motion made by Member McGrail, seconded by Member Porter, it was resolved to approve the minor site plan review at 725 Providence Highway, as presented, subject to a mutually agreed upon Certificate of Action. Motion carried by a 4-1 vote, with Member Podolski opposed.

Member Porter noted that the Certificate of Action will include the Applicant's duty to maintain the landscaping throughout the site.

7. OLD/NEW BUSINESS

Meeting Documents: Member Porter noted that some documents are being received the day before or the day of a meeting. Applicants are not always given enough time to respond, and the Board does not have enough time to properly review the documents.

Hotel Plan: Member Podolski inquired if Mr. Rosenberger has heard any update from the proposed hotel plan. Mr. Rosenberger responded that the Applicant is delayed, but still intends to build a hotel on the site.

Legacy Boulevard: The Chair noted that that the recent discussion regarding Legacy Boulevard was productive, and that a consultant was going to be hired to make site-wide recommendations, and the Board has been clear that no special permits will be issued until a plan is in place to address the existing problems on the site.

VFW Parkway/Providence Highway Recreation Plan Community Meeting: Member McGrail commended the Planning Department staff for a successful public hearing regarding recreational use on Providence Highway.

Office Staff Title Changes: Mr. Rosenberger noted that Ms. Doherty's title is now Office Manager and Ms. Tinger's title is now Senior Planner.

8. NEXT MEETING

The next meeting of the Planning Board was scheduled for June 9, 2022, at 8:58 p.m.

9. ADJOURNMENT

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