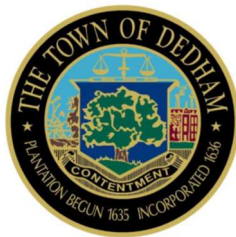


PLANNING BOARD

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



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

Planning Director
Jeremy Rosenberger

Senior Planner
Michelle Tinger

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

**MINUTES OF THE PLANNING BOARD MEETING
JUNE 22, 2022, 6:00 P.M.**

BOARD MEMBERS:

John R. Bethoney	Chair
Michael A. Podolski, Esq.	Vice Chair
Jessica L. Porter	Member (via teleconference)
James F. McGrail, Esq.	Member
Andrew Pepoli	Associate Member

PLANNING DEPARTMENT STAFF:

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

ABSENT:

James E. O'Brien IV	Member
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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. PUBLIC COMMENT

The Chair opened the floor to public comment.

Josh Donati, 98 Wentworth Street, commented on the Planning Board's recent Master Plan Committee meeting. He questioned the Planning Board's participation in creating Master Plan Report, and for now conducting a line-by-line reading and edit of the document. He also took offense to the criticism that the report did not accurately reflect the townspeople's views, as more than 2,000 residents took the opportunity to participate.

The Chair thanked Mr. Donati for his comments and opened the floor for questions or comments from the Board.

Member McGrail did not recall the Board stating that the Master Plan did not represent the views of the Town. The Board commended the efforts of the Master Plan Committee and asserted that reviewing the document is responsible governance. It was not clear to him why some were offended by the Planning Board's participation in the process.

Mr. Donati clarified that there were two years of open meetings, during which time the Planning Board could have participated in the process. He felt that the Planning Board now has the ability to unilaterally change the document without community engagement.

Member Podolski stated that since his name will be included on the document, he will review the document in detail.

The Chair stated that the Master Plan Committee was an advisory committee, and that the document must be reviewed and approved by the Planning Board, with no obligation to approve the document as presented. A similar process took place during the previous Master Plan in 2009, and the edits made by Planning Board did not substantively change the document; however, the Board would take Mr. Donati's comments under advisement.

Member Porter thanked Mr. Donati for his comments. The Master Plan will be reviewed again on July 11, 2022, and the public is encouraged to attend.

3. APPROVAL OF PREVIOUS MEETING MINUTES

January 26, 2022

On a motion made by Member Podolski, seconded by Member McGrail, it was resolved to approve the revised meeting minutes of January 26, 2022, as presented. Motion carried.

October 1, 2020

On a motion made by Member Podolski, seconded by Member McGrail, it was resolved to approve the meeting minutes of October 1, 2020, as presented. Motion carried unanimously.

October 14, 2020

On a motion made by Member Podolski, seconded by Member Porter, it was resolved to approve the meeting minutes of October 14, 2020, as presented. Motion carried unanimously.

October 28, 2020

On a motion by Member McGrail, seconded by Member Podolski, it was resolved to approve the meeting minutes of October 28, 2020, as presented. Motion carried unanimously.

4. **PUBLIC MEETING**
SCOPING SESSION, 90 SANDY VALLEY ROAD, DEDHAM COUNTRY DAY SCHOOL

GUESTS:

Peter A. Zahka	Applicant's Attorney
Kevin Connors	Applicant, Dedham Country Day School
Phil Holden	Applicant, Dedham Country Day School
Meredith Chamberlain	Principal, Eck MacNeely Architects

Attorney Zahka presented the Applicant's plan to construct a new science classroom in a separate building on the existing campus located at 90 Sandy Valley Road. The new classroom building will measure 1,360 square feet, requiring a minor site plan review.

The Applicant requested a waiver from peer review and abutter notification requirements because the changes should be considered an insignificant modification. It was noted that the Applicant had voluntarily held a public meeting in order to engage the abutters and neighborhood. The proposal had already been submitted to the Conservation Commission, which was prepared to accept it, subject to approval from the Planning Board. The Applicant then presented the existing site conditions and the proposed site plan. It was noted that the intention of the expansion is not to increase enrollment, and no additional parking spaces will be required.

The Chair opened the floor to questions from the Board.

Member Podolski noted that he had submitted a disclosure statement because he is an abutter to the property, and he would not be recusing himself from the discussion nor voting.

On a motion made by Member Podolski, seconded by Member McGrail, it was resolved to waive the peer review and abutter notification requirements. Motion carried unanimously.

Mr. Zahka explained that he was unaware of the Board's recent procedure change, and he had already filed the site plans as a result. He then requested approval of the site plans as presented.

The Chair opened the floor to questions from the Board.

Member Porter inquired whether the additional classroom would change pick-up or drop-off procedures.

Mr. Zahka stated there would be no change to the process.

Member McGrail stated there has already been a public consultation process, and as such, he was comfortable moving forward. He inquired about when the Applicant intended to open the classroom.

The Applicant responded they hoped to open the classroom in January of 2023.

Member Podolski stated that the plans did not include adequate notations and suggested that the plans be reviewed by Mr. Rosenberger prior to approval.

On a motion made by Member Podolski, seconded by Member McGrail, it was resolved to approve the site plans, subject to review and approval by Mr. Rosenberger, and the inclusion of a Certificate of Action to be reviewed and approved by the Planning Board at a later date. Motion carried unanimously.

5. **PUBLIC HEARING (CONTINUATION)**

124 QUABISH ROAD, ROUTE 1 MANAGEMENT LAND TRUST, PLANNED COMMERCIAL DEVELOPMENT/MIXED USE DEVELOPMENT

GUESTS:

Peter A. Zahka	Applicant's Attorney
Joe Federico	Applicant

Mr. Zahka noted that Member O'Brien and Member Pepoli were absent, and that a Board member may miss only one public hearing session. He advised that absent Board members are obliged to read the minutes and review the relevant documentation prior to the next session of the public hearing.

Mr. Zahka then provided the Planning Board with an update on the revised site plans. Some of the changes included alterations to the dog park, the location of the community garden, and additional landscaping. He noted that updated site plans will be submitted when they ready.

In addition, Mr. Zahka advised that that the road safety audit was recently completed, and a well-attended stakeholders meeting was recently held at Legacy Place to discuss the problems on Legacy Boulevard. The meeting identified the need to retain a facilitator. He added that the Applicant has repeatedly indicated their willingness to address traffic and safety issues on Legacy Boulevard, and to contribute to a common fund to help alleviate some of these problems. The Applicant intends to issue a definitive statement at the next stakeholders meeting.

Member Podolski inquired whether a facilitator has been chosen.

Mr. Rosenberger responded that the Planning Department had consulted with Mr. Findlen, who is putting together a scope of work to be presented at the next stakeholders meeting. He also stated that the project will be funded entirely by the stakeholders.

Member Porter cautioned that the issues with Legacy Boulevard go beyond capacity, as there is a larger circulation issue. She also advised the stakeholder group to look into grants as a partial source of funding and advised that many motorists use Legacy Boulevard because of the prohibition on left turns in the area.

Mr. Federico reaffirmed his commitment to providing funding and improvements on his property; however, he advised that other stakeholders may be reluctant to participate at this time if they do not have any pending projects, particularly given the rising interest rates, inflation, and construction costs.

Mr. Zahka requested that the Board issue a continuance of the public hearing on a specific date.

On a motion made by Member Podolski, seconded by Member McGrail, it was resolved to continue the public hearing regarding 124 Quabish Road on July 22, 2022, at 7:00 p.m.

6. PLANNED RESIDENTIAL DEVELOPMENT BYLAW

Ms. Tinger introduced several documents regarding Planned Residential Development (PRD) bylaws. The documents compared Dedham’s existing PRD bylaws to those of nearby communities. Some of the areas of analysis included permitting, eligible zoning districts, minimum subdivided lot area, and the number of dwelling units. The areas of comparison were Andover, Concord, Milton, Needham, and Westwood.

Mr. Rosenberger explained the Town’s current bylaw is only one page, whereas those of nearby communities are over 5 pages. He advised that more specificity and additional clarification in the bylaws are required and noted that other community’s issue special permits whereas Dedham requires a town meeting.

The Chair explained that the reason that a town meeting is part of the PRD process is because the town did not have any PRD bylaw at the time. He also stated his support for adapting existing bylaws from other towns.

ACTION – Planning Department staff will create a draft PRD Bylaw for review and discussion at the next meeting of the Planning Board.

7. LIFE SCIENCES ZONING AMENDMENTS

Mr. Rosenberger stated that the Board had expressed interest in making the Town of Dedham more attractive to the life sciences industry. In 1995, a town meeting approved the establishment of the Research, Development, and Office Zoning District. As part of the approval, the new-use, “research, experimental, or testing laboratory” was established. He also noted that Dedham was categorized as a “Silver” Bio-ready community by MassBio, whereas other nearby communities have “Platinum” certification.

Planning department staff intended to continue researching and communicating with surrounding communities toward potential amendments for the Board to consider in order to achieve Platinum status. He recommends that the Planning Board invite life science industry experts to a future meeting to provide feedback and commentary about how Dedham could best position itself to expand the life science industry. He also advised that height restrictions in Dedham can be an obstacle, and that Dedham does not have space for a large campus.

The Chair noted that Dedham has not incentivized any biopharma to come to the town, and that such incentives could include expedited permits or a zoning district that would allow for a large-scale campus. He stated his support for attaining Platinum status, provided that the impact on existing residential communities was minimal and suggested that Board create a plan to highlight the benefits of attracting biopharma to the community.

ACTION – Mr. Rosenberger will contact developers and other industry insiders to discuss the potential life sciences zoning amendments with the Board.

8. WIGWAM POND ACCESS UPDATE

Ms. Tinger presented a scope of work and timeline regarding the Wigwam Pond Access community planning project. Prior to starting the project, the Planning Board would seek to form an Advisory Committee for the project. The Committee would consist of members of various Boards, as well as four Dedham residents, including students. The planning process would likely start in October of 2022, ending in September of 2023.

The Chair inquired about which regulatory body would approve the Wigwam Pond Access.

Mr. Rosenberger stated that the Planning Board would be a good conduit for the community input process; however, the Select Board would make the final decisions.

The Chair requested that the word “advisory” be added to the Committees’ title, as it signals that another body would ultimately make the final decisions.

Member Porter suggested that hybrid meetings also be considered in order to encourage public engagement. She suggested that the website title be changed to “Wigwam Pond Access,” and added that the website stated two to three meetings would occur. She noted that the Applicant’s deadline was inconsistent throughout the documents.

9. BRIDGE STREET CORRIDOR PLAN UPDATE

Mr. Rosenberger presented a draft scope of work advisory committee framework for review by the Board. The Board suggested some clarifications in the language, and thanked Mr. Rosenberger for his work.

10. OLD BUSINESS/NEW BUSINESS

Amazon on Sprague Street: Mr. Rosenberger reported that Amazon no longer intended to pursue expansion at 480 Sprague Street, so that the status quo would be maintained. Mr. Rosenberger attested that, to his knowledge, the site was in compliance with the plan of record.

ACTION – Planning Department staff will add Amazon to the meeting agenda for July 27, 2022 and will e-mail residents who have expressed interest in the Amazon project informing them of Amazon’s decision.

11. NEXT MEETING

The next meeting was scheduled for July 11, 2022, at 6:00 p.m. to discuss the Master Plan.

12. ADJOURNMENT

On a motion made by Member Podolski, seconded by Member McGrail, it was resolved to adjourn the meeting at 8:40 p.m. A roll call vote was conducted. Motion carried unanimously.