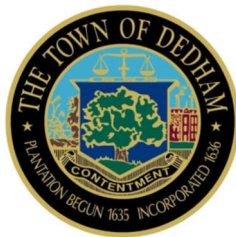


**PLANNING BOARD**

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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Office Manager  
Jennifer Doherty

Senior Planner  
Michelle Tinger

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

**MINUTES OF THE PLANNING BOARD MEETING  
JULY 11, 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 (via teleconference)
James F. McGrail, Esq.	Member
Andrew Pepoli	Associate Member

**PLANNING DEPARTMENT STAFF:**

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

**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. STATEMENT FROM TOWN ATTORNEY LAUREN GOLDBERG**

Attorney Lauren Goldberg from KP Law, the Town's legal counsel, explained the statutory framework for the Dedham Master Plan, which states the Master Plan process is under the jurisdiction of the Planning Board. The Planning Board appointed an advisory committee to complete much of the work that needs to be accomplished in preparing a draft document, which then must be presented, reviewed, and approved by the Planning Board. The Board then has the responsibility of reviewing the document and making any revisions that it deems appropriate, as the Master Plan is the Planning Board's responsibility. The Board is not required to accept the draft Master Plan as presented.

The Chair opened the floor to questions or comments from the Board or the general public for Ms. Goldberg.

**Shaw McDermott, 580 Bridge Street**, stated that he contributed to creating the Master Plan process in 2007. The process must include the Planning Board, as they are the elected officials responsible for planning. The process involves a great deal of input from the community, and the public's ideas, even if arriving late, should be considered by Planning Board.

**Susan Butler** thanked those who volunteered for the Master Plan Committee. She suggested that the process should not have begun in 2020 because COVID made it difficult for some to participate, and that there should be more transparency between the elected and appointed boards. She thanked the Planning Board for doing their due diligence in reviewing the draft Master Plan and expressed appreciation for their edits and input.

**Member O'Brien** expressed his regrets for not attending the last meeting. He noted that he had also participated in the previous Master Plan. He commented that the recommendations in the current Master Plan are costly, as they involve hiring staff and expanding services. He recommended that more residents read the entire document.

**Maryann Martin, 15 Holmes Rd**, inquired whether the final approval of the Master Plan is the responsibility of the Planning Board or Town Meeting, and requested a bound copy of the Plan.

**The Chair** answered that the Planning Board approves the Master Plan and presents the final copy to Town Meeting and agreed to provide the resident with a copy of the draft document.

**Paul Poirier, 451 Whiting Avenue**, decided to attend the meeting due to the recent newspaper editorial. The article's tone was accusatory and alleged that the Board removed information regarding equity and inclusion. The article displayed a lack of knowledge and recommended that all new existing and new Town Meeting members receive some training regarding the different advisory committees and regulatory boards. He also stated that the Planning Board and other elected boards should not participate in advisory committee meetings, as they could be perceived as a conflict of interest or an attempt to steer the committee. He thanked the Planning Board for reviewing the entire document and for their dedication to the Town.

A resident stated that the article made it clear that the Master Plan was under the purview of the Planning Board; however, it highlighted that the Board must respect the two years of participation and input from the public.

**Susan Butler** inquired about who to contact with any future questions or comments regarding the Master Plan.

**The Chair** answered that the public should contact the Planning Department's office.

**Mr. McDermott** stated that the elected Board had access to planning the process and noted that he disagreed with the idea that costs should be included in the Master Plan.

**Virginia Hickey, 264 East Street**, inquired if Town Meeting would vote on spending funds on any expenses proposed in the Master Plan.

**Mr. Rosenberger** stated that the elected Boards would decide whether or not to approve the suggestions made in the Master Plan.

3. **REVIEW OF DESIGNING DEDHAM MASTER PLAN**

**On a motion made by Member McGrail, seconded by Member O'Brien, it was resolved to approve Mr. Rosenberger's request for additional Planning Department funding to be used for the Master Plan, not to exceed \$18,000. Motion carried unanimously.**

The Board began their review of the Master Plan, and made the following comments regarding the overall document:

- “Community Development Department” should be replaced with “Economic Development Department” throughout the document.
- Overall, it was noted that the Master Plan lacked strong direction on traffic, congestion, and cut-through traffic. The final draft should highlight traffic and congestion data and recommendations.
- Some studies and statistics have since been updated, and the latest figures should be included in the final draft.
- Relocated definitions should be expanded to include data sources and definitions of acronyms.

The Board reviewed the chapter entitled Economic Development, and made the following edits:

- E3 – Census information can be updated to use the most recent census.
- E7 – Replace “a Legacy Pace” with “Legacy Place.”
- E11 – Replace “Nobles Day Camp” with “Noble and Greenough School.”
- E12 – Expand definition of “CoStar.”
- E13 – In the last paragraph on the page, clarify sentences with multifamily units to refer to the number of units (not buildings).
- E14 – Second paragraph: question about numbers for multifamily comparisons–Housing document from MAPC–69% of units in Dedham are single family units of 11,013 housing units. Clarify the paragraph and double check the numbers .
- E14 – Second paragraph: add multi-family comparisons to Westwood, Needham, and Milton, and provide sources for housing figures.
- E14 – Add the Impact of Mixed-Use Development study.
- E18 – Strategy 2.2: “Establish a small business liaison position” the language should be broadened so that it is not specified to hire a town employee.
- E19 – Add language regarding addressing congestion.
- E19 – Add language “as supported through a vote previously by the Planning Board.”
- E22 – Critical Next Step ED3 was already initiated, adjust language to state “continue and complete” rather than “initiate.”
- E23 – Highlight the progress that has been made through recent studies and recent accomplishments.
- E23 – Mention ZBA buffer required in photo in front of gas station.

Mr. Rosenberger highlighted the key points in the chapter on Implementation. The Board agreed to review the chapter in more detail at a future meeting and agreed to continue to review the Master Plan at a later date.

#### **4. NEW BUSINESS**

**Housing Choice:** Mr. Poirier inquired about an update on the Housing Choice initiative. Mr. Rosenberger responded that a consultant had been engaged and had recently completed the same project with Lowell. The Department was waiting on the state for final guidelines. He cautioned that the Town should wait for the updated guidelines to be released.

5. **ADJOURNMENT**

On a motion made by Member McGrail, seconded by Member O'Brien, it was resolved to adjourn the meeting at 8:04 p.m. A roll call vote was conducted. Motion carried unanimously.