

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

Office Manager
Jennifer Doherty

Senior Planner
Michelle Tinger

Planning Director
Jeremy Rosenberger

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

**MINUTES OF THE PLANNING BOARD MEETING
SEPTEMBER 14, 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
Andrey 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.

2. FAREWELL TO MS. DOHERTY

Chairman Bethoney noted that tonight's meeting would be Ms. Doherty's last, as she was leaving her position with the Planning Department. The Board commended her performance, thanked her for her hard work, and wished her well in her new position.

3. REVIEW OF PREVIOUS MEETING MINUTES

Prior to the meeting, the Board reviewed the minutes from the meetings held on June 8, 2022, June 22, 2022, and July 11, 2022. The Board found that the language in all three sets of minutes was often unclear and difficult to understand, and that some information was factually incorrect. Although the minutes met the state's legal requirements for written minutes, they did not contain useful or informative details and did not capture any of the substance of the meetings, nor the tone or temperament of the discussions.

Chairman Bethoney questioned whether written minutes were needed at all, and whether the video recordings would satisfy the statutory requirement for minute-keeping. Mr. Rosenberger clarified that that state law requires written minutes to be kept, and that the

video recordings are the property of Dedham TV and not the Planning Department. He explained that the Planning Department has been using an outside firm to complete the minutes, and that the set in question was produced by a different individual at that firm, and noted that the previous minutes were well done, as they capture the most important parts of each discussion.

Mr. McGrail inquired about how much the Planning Department was paying to for each set of minutes. Mr. Rosenberger answered that the rate was \$100 per meeting hour, with a three-hour minimum. **Mr. Pepoli** and **Ms. Porter** noted that they both frequently reread the minutes and find them a useful resource, and **Ms. Porter** stated that often hears from members of the public who have read the minutes online. **Mr. O'Brien** was in favor of written minutes as a historical artifact.

Ms. Porter noted that she was relieved to hear that the recent set of minutes were done by a different person, as previous minutes have been significantly better.

Chairman Bethoney directed the Planning Department to share this feedback with the minute-taking firm, and request that the three sets of minutes be redone.

4. **BRIDGE STREET CORRIDOR PLAN**

Mr. Rosenberger reported that the Planning Department received three proposals in response to the recent Request of Qualification (RFQ) for the upcoming Bridge Street Corridor Study. The Planning Department recommended the proposal from Gamble Associates, as the proposal has the most thorough response and demonstrated the clearest understanding of the requested scope of work. The firm had also successfully completed two studies/plans for the Town.

All three proposals quoted at \$45,000, which fits into the Department's budget for the project. **Ms. Porter** seconded Mr. Rosenberger's endorsement of Gamble Associates, as she has had positive experiences with the firm in the past, as noted they have been exceptionally good at engaging the public.

Mr. Podolski requested that he be appointed as the Planning Board's representative on the Bridge Street Corridor Study Committee.

On a motion made by Ms. Porter, seconded by Mr. O'Brien, it was resolved to appoint Mr. Podolski as the Planning Board's representative for the Bridge Street Corridor Plan Advisory Committee. Motion carried.

On motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved to accept the Planning Department's recommendation to approve the proposal from Gamble Associates for the Bridge Street Corridor Study, at a total cost of \$45,000. Motion carried.

5. **PLANNING DIRECTOR'S UPDATE**

Mr. Rosenberger presented a brief overview of projects and proposals that will be presented before the Planning Board in the fall of 2022. These projects were as follows:

- 725 Providence Highway: Site improvements to Dedham Plaza that would require a minor site plan review.

- 359 Washington Street: A special permit request for a mixed-use development, with the first public hearing taking place on October 12, 2022.
- 110 Stergis Way: A property owned by Norbloom, making landscaping changes and vehicular and pedestrian safety improvements that would require a minor site plan review.
- 930 Providence Highway: A special permit request to open an indoor skydiving center.
- 835 Providence Highway: An application to open a 16,000 square foot daycare near Dedham Plaza, with access from Washington Street.
- 30-90 High Street: A minor site plan review by two standalone multi-family buildings to alter the parking area and landscaping.

Chairman Bethoney noted that any Applicant requesting a waiver must also request a scoping session.

**6. CONTINUATION OF PUBLIC HEARING
124 QUABISH STREET, 1 MANAGEMENT LAND TRUST LLC**

Peter Zahka	Applicant's Representative
Joe Federico	Applicant

Mr. Zhaka has submitted a request for Special Permits for a Major Non-Residential Project, Planned Commercial Development, Mixed Use Development, work within a Flood Plain Overlay District, retaining walls in excess of 4 feet, and for various uses (free-standing ATM, General Service Establishment, and Restaurant), and any associated waivers to construct a four (4) story, 293 dwelling unit Mixed-Use Development with 454 off-street parking spaces. The subject property is located at 124 Quabish Road, Dedham MA, Assessors Map/Lot 149/6, and is located within the Research, Development, and Office (RDO) Zoning District and Flood Plain Overlay District (FPOD). Dedham Zoning By-Law Sections 280-3.1, 4.1, 4.2, 5.1, 5.2, 6.3, 6.5, 7.4, 7.9, 8.1, 9.2, 9.3, 9.4, 10, Table 1, Table 2 and Table 3.

Mr. Zahka presented a summary of recent changes to the Certificate of Action, which included:

- The addition of an MBTA bus stop and bus shelter.
- All residential units would have separate utility meters to encourage conservation and would use electric heating; common areas would use gas heating.
- The Applicant's intention to continue participating in the stakeholders' group to facilitate improvements to Legacy Boulevard and will pay their share as determined by the facilitator.
- The Applicant's agreement to contribute \$150,000 to the Wigwam Pond access plan efforts and other projects in Dedham.
- The Applicant will review the traffic conditions once the site reaches 75% occupancy.
- Illuminated signs must have their own timers and must turn off at the end of the business's hours of operation.

The Board recommended several changes to the language contained in the Certificate of Action in order to ensure clarity and consistency. **Chairman Bethoney** requested that a provision be added for the limitation of commercial activities to the interior of their units. Mr. Zahka inquired whether the Board intended to prohibit outdoor dining on the premises,

to which **Chairman Bethoney** clarified that outdoor dining could be allowed by permit. There was some discussion regarding the Applicant's donations; the Board clarified that should the Applicant pledge money to the Town to be used to a particular purpose, the Town may only use the funds for said purpose.

Chairman Bethoney inquired about whether the Applicant had submitted a list of waiver requests. Mr. Zahka answered that he had submitted three waiver requests: one regarding building height, one regarding floor space in the commercial units, and one regarding the landscaping.

Ms. Porter noted that in the Board's latest written communication with Town Engineer Jason Mammone, he stated that he requests the Planning Board not approve the project as presented. She suggested that the one of the conditions of the Board's approval of the project be a written statement from Mr. Mammone approving the project. The Board agreed to this condition.

Chairman Bethoney reported that he recently spoke to Mr. Mammone by phone, and he stated that his concerns about the project had since been resolved. Mr. Mammone intended to send a memo of approval to the Board shortly.

The Board thanked the Applicant for working with the Board and the Town toward improving the project. The Applicant agreed with the Chair's assertion that the vigorous review process significantly enhanced the project. **Chairman Bethoney** noted that the Certificate of Action was a 32-page document that was the result of 10 public hearings, as well as multiple discussions and negotiations.

On a motion made by Mr. Podolski, seconded by Mr. O'Brien, it was resolved to approve the waivers or determinations for 124 Quabish Street. Motion carried unanimously.

On a motion made by Mr. Podolski, seconded by Ms. Porter, it was resolved to approve the Certificate of Action for 124 Quabish Street as amended, pending receipt of an approval memo from Town Engineer Jason Mammone. Motion carried unanimously.

7. WIGWAM POND ACCESS PLAN ADVISORY COMMITTEE CANDIDATES

Ms. Tinger reported that 22 Dedham residents had applied to serve on the Wigwam Pond Access Plan Advisory Committee, and that the Planning Department had chosen a shortlist of ten suggested candidates. She noted that one applicant was in high school, and recommended accepting the high school student's application.

Mr. O'Brien requested that he be appointed to be the Planning Board's representative on the Wigwam Pond Access Plan Advisory Committee, and that he review the candidates with Ms. Tinger prior to making a decision. The Board and Planning Department agreed to this condition. **Ms. Porter** offered to be an alternate representative should Mr. O'Brien be unable to attend a meeting.

Chairman Bethoney directed the Planning Department to meet with Mr. O'Brien and to forward a short list of candidates to each Board member for approval. The Chair suggested that because there is a representative of high school age, the Committee be expanded to

five members of the public from the original four. The Board also noted that the Committee will include representatives from various Boards and Commissions, and overall would be an 11- or 12-member Committee.

On a motion made by Mr. McGrail, seconded by Mr. O'Brien, it was resolved to expand the Committee to five members of the public, one being of high school age, and four being of the age of majority. Motion carried.

8. NEXT MEETING

The next meeting of the Planning Board was scheduled for September 28, 2022, at 6:00 p.m.

9. ADJOURNMENT

On a motion made by Mr. Podolski, seconded by Ms. Porter, it was resolved to adjourn the meeting at 8:45 p.m. A roll call vote was conducted. Motion carried unanimously.