

TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS



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

Planning Director
Jeremy Rosenberger

Senior Planner
Michelle Tinger

Design Review Advisory Board

Steven R. Davey, Chair

John C. Haven, RLA, ASLA, Vice Chair

Christine Perec

Bryce M. Gibson

**DESIGN REVIEW ADVISORY BOARD
MINUTES**

October 5, 2022, 7:00 pm

Dedham Town Hall

450 Washington Street

Dedham, MA 02026

Present: Steve Davey, Chair
Christine Perec
Bryce Gibson

Regrets: John Haven, RLA, ASLA, Vice Chair

Staff: Jeremy Rosenberger, Planning Director
Michelle Tinger, Senior Planner

The Town of Dedham's Design Review Advisory Board met at 7:00pm on **October 5, 2022**, via remote participation. Members of the public were advised that they could access the virtual meeting several ways:

1. Virtually through the Zoom software program, details of which were given on the agenda and the town website prior to the meeting. Secondly, members of the public can participate via conference call by dialing toll-free, **1-646-558-8656**. The meeting ID is **941 7027 2416**.
2. Recordings of this meeting have been made public and are available upon request.

The Chair Steve Davey called the meeting to order and conducted roll call:

- Christine Perec
- Bryce Gibson
- Steve Davey

222 Ames Street – Norfolk & Dedham Mutual Fire Insurance Co.

Request for a Waiver from the Dedham Sign Code to replace two (2) existing free-standing identification/directional sign; one identification/freestanding sign is permitted per lot. The +/- 213,254 sq. ft. subject property is located at 222 Ames Street, Map 92 Lot 15, and is located within a General Business (GB) Zoning District. Town of Dedham Sign Code Section 237-21(B.)

Jim Treacy was present representing the application. Applicant had been to DRAB several months earlier for the design and is before the Board again to be granted the waiver to replace two identification/directional signs, as only one is allowed per the current Sign Code. There were no comments from the Board.

A motion was made by Christine Percic to grant the waiver to replace two existing free-standing identification/directional signs. The motion was seconded by Bryce Gibson, and a roll call vote was taken.

Bryce Gibson – Yes
Christine Percic – Yes
Steve Davey – Yes

Motion passed unanimously, 3-0.

918 Providence Highway – Metro Sign & Awning c/o Removery

Proposed +/- 8.5 sq. ft. and 18 sq. ft. illuminated wall signs and +/- 61.25 sq. ft. of window signs.

John Peterson of Metro Sign & Awning was present representing the applicant, Removery. He presented the proposed front and side signage, which will both be internally illuminated. Christine Percic suggested the front sign to be more centered, either over the awning or the entrance doors. Steve Davey suggested the side sign be moved slightly to the right so it could be viewed better from Providence Highway.

A motion was made by Christine Percic to recommend the front signage to be centered over the awning or the front doors, and for the side signage to be moved to the right. The motion was seconded by Bryce Gibson, and all were in favor.

Motion passed unanimously, 3-0.

171 Milton Street – I.D. Sign Group, Inc. c/o Extra Space Properties

Proposed +/- 7.6 sq. ft. illuminated wall sign

Jamie Fish of I.D. Sign Group was present representing the application. He presented the new signage for Extra Space Properties, which would read “Office & 24HR Kiosk,” and will be located above the window next to the front door, replacing the existing “Office” sign next to the front door. Steve Davey suggested either centering the sign over the window or left-justifying the text on the sign so it would look best next to the doorway. Bryce Gibson and Christine Perc favored left justifying the text on the sign as they felt that centering the sign over the window would make the sign too far from the door.

A motion was made by Bryce Gibson to make the recommendation to left justify the text of the proposed sign. The motion was seconded by Christine Perc, and all were in favor.

Motion passed unanimously, 3-0.

10 Bryant Street – Charles DePari Jr.

Proposed new shed dormer, exterior egress stair and landings.

Charles DePari was present representing the application. He explained that he is adding stairs to provide an egress from the second floor for fire safety. The shed dormer is required so the doorways and staircase adhere to the building code. Steve Davey asked what materials will be used for the stairs, and Mr. DePari answered that they will be using both pressure-treated and composite lumber. Christine Perc asked if the stairs will be visible from Providence Highway, which it will not be as there is an office building blocking the view. Bryce Gibson asked if any changes are proposed on the ground level and pavement, which there are not.

A motion was made by Christine Perc to approve the plans as presented. The motion was seconded by Bryce Gibson, and all were in favor.

Motion passed unanimously, 3-0.

110 Elm Street – Pretorious Electric & Sign Co. c/o The Capital Grille

Proposed new +/- 82.39 sq. ft. illuminated wall sign.

Lee Smith of First & Main Signs was present representing the application for the Capital Grille. The signage on the façade will be halo-lit behind the black lettering. There were no comments from the Board.

A motion was made by Bryce Gibson to recommend the signage as presented. The motion was seconded by Christine Perc, and all were in favor.

Motion passed unanimously, 3-0.

Minutes

A motion was made by Bryce Gibson and seconded by Christine Perc to approve the minutes of July 6, 2022, August 3, 2022, and September 7, 2022. A roll call vote was taken.

Bryce Gibson – Yes
Christine Perc – Yes
Steve Davey – Yes

Motion passed unanimously, 3-0.

A motion was made by Christine Perc and seconded by Steve Davey to approve the minutes of June 1, 2022.

Christine Perc – Yes
Steve Davey – Yes

Motion passed unanimously, 2-0.

Old Business/New Business

Planning Director Jeremy Rosenberger informed the Board that the Department is continuing to look for a fifth DRAB member.

Adjourn

Steve Davey made a motion to adjourn the meeting at 7:44 pm, Bryce Gibson seconded the motion, and the motion passed unanimously, 3-0.