

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
O'BRIEN MEETING ROOM, 3RD FLOOR
DEDHAM, MA 02026**

**MINUTES OF THE PLANNING BOARD MEETING
OCTOBER 26, 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

PLANNING DEPARTMENT STAFF:

Jeremy Rosenberger	Planning Director
Michelle Tinger	Senior Planner
Jayson Schultz	Planning Department Intern

GUESTS:

Josh Fiala	MAPC
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1. CALL TO ORDER

Chairman Bethoney called the meeting to order at 6:00 p.m.

2. BRIDGE STREET CORRIDOR PLAN ADVISORY COMMITTEE

Chairman Bethoney explained that Advisory Committee candidates will present in alphabetical order by last name. The intent of the Committee is to consult with the Planning Department to create ideas and solutions where there are issues for the Bridge Street Corridor. Suggestions will be brought to the Planning Board and the Select Board. Candidates have been briefed on expectations should they be selected.

The Planning Board asked each candidate what they feel they can contribute to the Committee. Mr. Rosenberger clarified that the intent of the Committee is to provide input and guidance to the project consultant and to facilitate public participation. A decision on successful candidates (there will be five members in total) will be made at the next Planning Board meeting; candidates who are not selected are encouraged to attend meetings and provide their input.

The Board heard from the following candidates:

- Matt Brophy
- Hyacinth Fallings
- Leah Kane
- Janet Holmes
- Judy Massey
- Marsha Medalie
- Alan Mateo
- Tony Nassar
- Brian Plummer

Chairman Bethoney reiterated that those not selected can still participate in the meetings and provide input. The Committee will function independently of the Planning Board.

**3. PUBLIC HEARING
ARTICLE 7, FALL 2022 TOWN MEETING ZONING AMENDMENT**

On a motion made by Mr. McGrail and seconded by Mr. Podolski, and hearing no discussion, it was voted to reconsider the vote on Article Seven. Motion carried unanimously.

On a motion made by Mr. McGrail, and seconded by Mr. Podolski, it was voted to recommend to Town Council that Article Seven be voted on. Motion carried. Mr. Bethoney abstained.

Chairman Bethoney noted that he has a conflict and that he will abstain from discussion regarding Article 7 going forward. He requested a vote from the Planning Board. The provision of the list of owners alongside 128 was requested.

**4. PUBLIC HEARING
FALL 2022 TOWN MEETING ZONING AMENDMENTS LETTER**

On a motion made by Mr. Podolski and seconded by Ms. Porter, and hearing no discussion, it was voted to approve the town meeting zoning amendments letter. Motion carried unanimously.

Chairman Bethoney asked for discussion regarding the recommendations for Article 6, 7, and 8. There was brief discussion regarding the language of Article 6.

5. DESIGNING DEDHAM 2030 MASTER PLAN

The next topic was the continuation of the review and discussion of the draft of the Dedham 2030 Master Plan, starting at Section 8, the housing portion.

Mr. McGrail requested changes to page 18 to clarify the affirmative fair housing (AFFH requirements). Boston is the only municipality that has this requirement. It adds a significant expense and requires staff time and effort and with Dedham's current infrastructure, it does not seem feasible. **Mr. O'Brien** requested this language be improved. It was suggested that pieces of AFFH requirements be adopted.

Mr. Podolski asked how increasing race representation in housing policy would be measured and what the sustainable funding source would be; the wording indicates the town provides this.

The Board discussed wording in 3.2. There was discussion on a rental registry, the process, and how the town would provide oversight. Much of the language insinuates creating a town housing authority and there were concern that this was overstepping. It was confirmed that citizens have concerns regarding housing and are looking for a solution to be implemented.

Chairman Bethoney noted that housing is going to significantly influence Dedham in the next ten years; **Mr. O'Brien** commented that the housing crisis is an affordable housing crisis. The Board discussed the accessibility of housing for seniors, specifically for 3.4.

Chairman Bethoney asked if there was historical feedback in the strategy that addresses what the town had done well. Mr. Rosenberger noted that there are positive aspects within the strategy. There was discussion on how to ensure the language is positive, while allowing for growth.

The Board discussed what the word “advocate” means in the context of the book, as well as who the advocate is. Mr. Rosenberger will investigate the word throughout the strategy. There was a similar question for the word “cultivate”.

There is a portion that used the word “we” regarding updating zoning regulations, which needs to be rephrased. There was discussion regarding the historical elements of Dedham, such as areas that were built up to support the mill and the surrounding zoning.

Accessory dwelling units in 6.3 were discussed, noting it was initially to support seniors. There is nothing noted about an accessory dwelling unit as a rental unit. **Chairman Bethoney** inquired if accessory dwelling units used as rentals was something desired by the community. Additionally, if an accessory dwelling unit is created for a senior, what occurs with it after the fact. Accessory dwelling units could be used for two houses to be on one lot for revenue-generating purposes.

6. **NEXT MEETING**

The next meeting of the Planning Board was scheduled for November 1, 2022, at 7:00 p.m. to discuss the Master Plan. There will be another meeting on November 9, 2022, at 6 p.m. with a regular agenda.

8. **ADJOURNMENT**

On a motion made by Mr. McGrail, seconded by Mr. O'Brien, it was resolved to adjourn the meeting at 9:10 p.m. A roll call vote was conducted. Motion carried unanimously.