

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
DEDHAM, MA**

**MINUTES OF THE PLANNING BOARD MEETING
SEPTEMBER 28, 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

REGRETS:

Andrew Pepoli	Associate Member
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PLANNING DEPARTMENT STAFF:

Jeremy Rosenberger	Planning Director
Doreen LaBrecque	Administrative Assistant
Jayson Schultz	Planning Department Intern

1. CALL TO ORDER

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

2. WIGWAM POND ACCESS PLAN ADVISORY COMMITTEE CANDIDATES

The Board interviewed the following four applicants for the Wigwam Pond Access Plan Advisory Committee: Gail Coughlin, Finbar Heaslip, Ruth Helfeld, Anthony Morganelli, Susie Plunkett, and Benjamin Tamker. Each candidate was thanked for their interest and reminded that if they are not selected for the Committee, they are still welcome to attend public meetings and participate in the process. Additional interviews will take place on October 11, 2022.

3. **PUBLIC MEETING**
APPROVAL NOT REQUIRED (ANR)
4 PROSPECT STREET -- OLD MILL LLC

Matthew Smith

Applicant

Chairman Bethoney explained that for the Board to endorse a plan, the application must meet the criteria regarding size, frontage, and access. The Board agreed that the property on 4 Prospect Street had adequate size and frontage; however, they questioned whether there was adequate access. **Mr. McGrail** inquired whether the Applicant had spoken to MassDOT regarding access from Providence Highway, or whether he had applied for any access permits. The Applicant explained that he had not, and that it was his intention to apply for an access permit from Prospect Street should the plan be approved; in addition, he had no plan to build access from Providence Highway. He also stated that his intention is to build in the same architectural style as the existing homes in the neighborhood.

The Board noted that although they had received several public complaints and inquiries regarding the property, there were no members of the public present at the meeting. Mr. Rosenberger noted that one member of the public contacted the Planning Department regarding this property, and that individual was informed of tonight's meeting.

The Board questioned Mr. Smith regarding the RV parked on the property, as several members of the public expressed concerns to the Board. The Applicant responded that the RV owner was paying to park on the property but was not living there. **Ms. Porter** reported that some residents had expressed concern about the property having residential frontage on Providence Highway.

Mr. McGrail stated that the application implies that there is sufficient frontage and access on Prospect Street; however, **Mr. McGrail** disagreed with this implication. For that reason, he would not endorse the plan at this time. **Mr. O'Brien** and **Mr. McGrail** referred to an e-mail from the Town Counsel Attorney Eichman of KP Law regarding the application. **Mr. McGrail** suggested that the Board needed more time in order to speak to Attorney Eichman and seek clarification. He suggested meeting again on October 11, 2022. The Applicant noted that in order to meet on October 11, 2022, the Board would need to grant him an extension on his application.

On a motion made by Mr. Podolski, seconded by Mr. McGrail, it was resolved to accept the application extension request from 4 Prospect Street to October 12, 2022. Motion carried unanimously.

4. **PLANNING DIRECTOR UPDATE**

a) **Bridge Street Corridor Study:**

At a previous meeting, the Board had accepted the Planning Department's recommendation to accept the proposal from Gamble Associates. The Planning Department was in the process of negotiating the contract. Twelve candidates had applied to serve on the Bridge Street Corridor Advisory Committee. Interviews will take place in late November to early December of 2022.

- b) **VFW/Providence Highway Recreation Access Study:**
Mr. Rosenberger reported that a draft plan had been released to the public regarding the VFW/Providence Highway Recreation Access Study 30-day comment period. There was robust community engagement. 205 Providence Highway was acquired by the town and can serve as a gateway to these parks.
- c) **Legacy Place Stakeholders Meeting:**
Mr. Rosenberger reported that the next Legacy Place stakeholders meeting will take place on October 6, 2022. Property owners will discuss a transportation plan and a proposal by McMahon and Associates, which will be funded by the property owners. Mr. Rosenberger explained that the stakeholders are the property owners who have a vested interest in access from Legacy Place.

5. OLD BUSINESS/NEW BUSINESS

- a) **Delapa Plaza:**
Mr. O'Brien reported that there is some fencing around the property. Mr. Rosenberger advised that the property owner received the necessary permits from the building department in order to begin construction on the façade.
- b) **New Public Safety Building:**
Mr. Podolski reported that due to construction delays, the new building is expected to open in early December of 2022.
- c) **Project on Lowder Street:**
Mr. McGrail asked if the Applicant on Lowder Street had requested any building permits. Mr. Rosenberger has not heard any news from the Building Department and will ask for a status report.
- d) **124 Quabish Street Certificate of Action:**
Mr. Rosenberger received a Certificate of Action for signature for 124 Quabish Street, which had incorporated the latest comments from **Mr. Podolski** and **Ms. Porter**. The Board members who were physically present at the meeting signed the document, and Ms. Porter agreed to sign the document on September 30, 2022.

**6. PUBLIC MEETING
REQUEST FOR CERTIFICATE OF COMPLIANCE, 80 BRIDGE STREET
PETRUZIELLO PROPERTIES LLC**

Chairman Bethoney noted his professional relationship with the Applicant and recused himself, departing the meeting at 7:25 p.m. **Mr. Podolski** chaired the remainder of the meeting in Mr. Bethoney's absence.

Mr. Rosenberger reported that he had visited 80 Bridge Street and concluded that, apart from the grass, the site was in compliance; he recommended issuing a Certificate of Compliance.

On a motion made by Mr. McGrail, seconded by Mr. O'Brien, it was resolved to approve the request for a Certificate of Compliance for 80 Bridge Street. Motion carried unanimously.

7. **NEXT MEETING**

The next meeting of the Planning Board was scheduled for October 11, 2022, at 6:00 p.m.

8. **ADJOURNMENT**

On a motion made by Mr. McGrail, seconded by Mr. Porter, it was resolved to adjourn the meeting at 7:33 p.m. A roll call vote was conducted. Motion carried unanimously.