

**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

Planning Director  
Jeremy Rosenberger

Senior Planner  
Michelle Tinger

**TOWN OF DEDHAM  
450 WASHINGTON STREET  
O'BRIEN MEETING ROOM, 3<sup>RD</sup> FLOOR AND VIA TELECONFERENCE  
DEDHAM, MA 02026**

**MINUTES OF THE PLANNING BOARD MEETING  
NOVEMBER 9<sup>th</sup>, 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

**1. CALL TO ORDER**

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

**2. PUBLIC MEETING**

**26 BRYANT STREET- TOWN OF DEDHAM, REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY**

James Sullivan                      Building, Planning, and Construction Committee

**Chairman Bethoney** noted the request to issue a temporary certificate of occupancy for the Public Safety Building. Mr. Sullivan, the Chair of the Building, Planning, and Construction Committee, presented the request.

Much of the building is complete and will be ready for occupancy on December 14, 2022. Permanent occupancy will be requested in May 2023. There was discussion regarding crosswalks and ensuring there be appropriate pathways for pedestrians. With the decrease in construction, there is more parking available in the area.

The contractor's completion date is May 31, 2022. Once the Public Safety Building is at full occupancy, the traffic study obligation as part of the Certificate of Action by the Planning Board will be initiated.

**On a motion made by Mr. Podolski and seconded by Ms. Porter, and hearing no discussion, it was voted to approve the temporary certificate of occupancy for the Public Safety Building. Motion carried unanimously.**

**3. MBTA COMMUNITIES**

Nels Nelson                      Stantec  
Sarabrent McCoy              Stantec

Mr. Rosenberger noted the changes to legislation regarding multi-family zoning. Failure to comply could result in the reduction of state grant resources. This was discussed with the Select Board in March 2022 and a consultant, Stantec, was hired to assist the Town in achieving compliance.

Nels Nelson of Stantec noted the guidelines were released in August 2022; however, they have been amended, and the new action plan deadline is January 2023. Dedham has approximately 70% capacity regarding the MBTA legislation; however, there are challenges and Dedham must make decisions to become fully compliant.

By December 2024, a specific portion of the housing must be located near MBTA/public transit stations. There is a minimum of 50 zoned acres to be compliant; however, there is the option to have a lower unit density with a higher acreage to become compliant. This includes flexibility on how to comply such as townhouse count, overlays, and character zones, which can be multi-zones, etc. There are options near the MBTA Dedham Corporate Center and Readville Stations that could be appropriately zoned. Mr. Nelson then presented potential analysis scenarios for the Town to meet the guidelines.

**Ms. Porter** asked why the Elm and Washington intersection was not suggested. It was explained that this area does not meet the minimum requirement of five acres. There was discussion about properties vulnerable to redevelopment and whether there are opportunities for multi-family housing to be built.

**Chairman Bethoney** voiced a preference for scenarios 1a and 1b because they have the least impact to residential neighborhoods, while still meeting compliance levels. Stantec has done similar projects for other cities and towns and noted that Dedham is in better shape than many communities.

If compliance is desired, an action plan must be submitted by the end of January 2023 and zoning must be adopted by January 2024. Additionally, this will need to be brought to Town Meeting as a majority vote.

The next step in this process is building out a comprehensive data analysis to understand the dimension requirements. Chairman Bethoney asked Stantec to work with the Planning & Zoning Department to be placed on a future agenda when they are ready.

**4. PUBLIC HEARING  
359 WASHINGTON STREET, HUB DEVELOPMENT LLC, SPECIAL PERMIT FOR MIXED-USE DEVELOPMENT/MAJOR SITE PLAN REVIEW**

**On a motion made by Ms. Porter and seconded by Mr. Podolski, and hearing no discussion, it was voted to continue the public hearing until the December 14, 2022, meeting. Motion carried unanimously.**

**5. PUBLIC MEETING  
930 PROVIDENCE HIGHWAY, iFLY, SCOPING SESSION**

Kevin Hampe                      Applicant's Attorney  
Anthony Gioia                    iFly

Attorney Kevin Hampe presented information a proposed indoor skydiving facility by iFly at the former Chili's restaurant at 930 Providence Highway. The proposed site has been vacant for some time and has always been a restaurant. The proposal is to construct a new building to house indoor skydiving, an activity that is new to the area.

iFly has been in business since 1998 and operations 93 locations throughout the world, 47 of which are in the US. iFly works with local schools to teach STEM (Science, Technology, Engineering, and Math) and has programs for individuals with disabilities.

The project was approved by the Zoning Board of Appeals, including their request for a height variance to 55 feet in an area where 45 feet is the limit. The proposed building is 7,400 square feet, with most of this footage being used for mechanical equipment to support the wind tunnel. If approved, there will be a request for reducing the existing parking as iFly has lower parking needs than a restaurant. This decrease in utilization would warrant waiving the obligatory traffic study.

Anthony Gioia of iFly addressed the Board. He noted that a parking waiver will be needed. Due to the small number of participants in each flying group, it is estimated that iFly will have a maximum of 35 people in the building at a time. This reduces parking lot traffic and parking demands. Usual business hours are approximately 11 a.m. until 7 p.m., however, during busier seasons hours can range from 10 a.m. until 10 p.m. Appointments are preferred, and while walk-ins are welcome, they are infrequent.

There have not been any previous locations established in Massachusetts. There was discussion about what would happen with the property if iFly went out of business, as the building would be difficult to repurpose. Mr. Gioia reported that iFly has not closed a location in over 20 years. iFly would own the building and would lease the land.

iFly supports bringing science classes to classrooms to demonstrate physics and related principles, with a cost to schools to do so. Classes then fly after this science lesson. Support and services to individuals with disabilities is provided free of charge.

There was discussion regarding the design, which has been streamlined for the smallest footprint possible. There will be exterior aesthetic changes to fit in with the area. It was requested that the next time the group comes to the Board, the actual visuals of the building be provided. There have been extensive sound studies regarding the fans. There is one area that has noise; however, it is within an acceptable limit.

The standard for this type of facility has an allocation of 35 parking spots. There can be larger groups in the facility (e.g., school classes), but they arrive by bus, which does not put stress on the parking lot. The group discussed if the reduced parking would be an

opportunity to increase green space. **Mr. Podolski** asked whether iFly would be open to an architectural peer review. They agreed.

The Board discussed waiving the traffic study. Overall, the Board felt that the logic behind iFly's request to waive the traffic study was sound. There was discussion regarding an initial rush when iFly opens. Mr. Gioia noted that due to the small flying groups, this should not be an issue.

There was discussion around community engagement. iFly confirmed that work with the disabled community is a pillar of their business. Also, employees are hired from the community.

The discussion will be continued on February 22, 2023 at which time Attorney Hampe will present a Major Site Plan Review.

**6. BRIDGE STREET CORRIDOR PLAN ADVISORY COMMITTEE**

The vote was calculated to select candidates for the Bridge Street Corridor Advisory Committee. The selected members were: Ms. Marilee Dempsey, Mr. Hyacinth Fallings, Ms. Leah Kane, Ms. Judy Massey Dempsey, and Ms. Marsha Medalie. All candidates will be notified of the results.

**7. 480 SPRAGUE STREET, AMAZON**

**On a motion duly made, and hearing no discussion, it was voted to defer the discussion until the next meeting. Motion carried unanimously.**

**8. REGISTRY OF DEEDS LETTER**

**On a motion duly made, and hearing no discussion, it was voted to release information regarding the Planning Board membership to facilitate a request for statements. Motion carried unanimously.**

**9. 4 PROSPECT STREET LETTER**

**On a motion made by Mr. McGrail, seconded by Mr. Podolski, and hearing no discussion, it was voted to approve the letter to public officials regarding future access to 4 Prospect Street, as amended. Motion carried unanimously.**

**10. PUBLIC COMMENT**

There were no members of the public present to provide comment.

**11. NEXT MEETING**

The next meeting of the Planning Board was scheduled for December 1, 2022, at 6:00 p.m.

**12. ADJOURNMENT**

**On a motion made by Ms. Porter, seconded by Mr. Podolski, it was resolved to adjourn the meeting at 8:14 p.m. A roll call vote was conducted. Motion carried unanimously.**