

**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  
DEDHAM, MASSACHUSETTS**

**MINUTES OF THE PLANNING BOARD MEETING  
O'BRIEN MEETING ROOM, THIRD FLOOR  
JANUARY 11, 2023, 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	Member

**PLANNING DEPARTMENT STAFF:**

Jeremy Rosenberger	Planning Director
Kelli Leahy	Office Manager
Michelle Tinger	Senior Planner

**1. CALL TO ORDER**

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

**2. MBTA COMMUNITIES PRESENTATION**

Ms. Sarabrent McCoy, an Urban Planner with Stantec, addressed the Board regarding the MBTA communities multi-family zoning requirements. The MBTA communities requirement for Dedham is just under 1,600 multi-family units within a half-mile radius of MBTA stations. Dedham already has 70% of the required total unit capacity. Dedham will need an exception for the MBTA Dedham Corporate Center Station property because the current model excludes non-housing public land. **Chairman Bethoney** stated the ultimate decision will be made at Town Meeting, which will require a simple majority vote. Ms. McCoy discussed the MBTA is using a complex model for this zoning requirement. The Board requested the team proceed with the next steps. Dedham will submit a plan to the MBTA by the end of January 2023.

There was discussion regarding the floor-area ratio and how this impacts the proposal, in addition to a discussion about parking requirements. **Ms. Porter** noted that the two areas for concern are extra storage and parking. There was discussion regarding what areas should have what density. There was also discussion regarding the buildings that would be built to meet zoning requirements and what Dedham's requirements are regarding downsizing.

**3. PUBLIC MEETING  
4 PROSPECT STREET – DOVERMILL LLC, APPROVAL NOT REQUIRED PLAN (ANR)**

Mr. Rosenberger noted that the revised ANR plan removes compliance issues regarding the existing carriage house.

**On a motion made by Mr. Podolski and seconded by Mr. O'Brien, and hearing no discussion, it was voted to endorse the ANR plan (3-1) for 4 Prospect Street as presented. Ms. Porter abstained and Mr. McGrail opposed. Motion carried.**

**4. REVIEW AND APPROVAL OF MEETING MINUTES**

**On a motion made by Ms. Porter and seconded by Mr. Podolski, and hearing no discussion, it was voted to approve the Planning Board minutes from June 8, 2022. Motion carried unanimously.**

**On a motion made by Ms. Porter and seconded by Mr. O'Brien, and hearing no discussion, it was voted to approve the Planning Board minutes from June 22, 2022. Motion carried unanimously.**

**On a motion made by Ms. Porter and seconded by Mr. Podolski, and hearing no discussion, it was voted to approve the Planning Board minutes from July 11, 2022. Motion carried unanimously.**

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

Kevin Hampe, Esq.  
Tony Ferrara

Applicant's Attorney  
Applicant

Mr. Hampe noted that the last time this project was in front of the Board was in October 2022. Since that time, the team has been working diligently. Mr. Travis Blake of Sousa Designs provided new information about the building height above the driveway, which will be addressed by the fire department as it relates to emergency access. The possibility of increasing bike storage for the project and the addition of six Electrical Vehicle charging stations was also discussed. The team is now responding to the second round of peer review comments.

Regarding Zoning Bylaw Section 280-4.2, there was previous discussion regarding the building height and floor usage. Mr. Hampe asked for confirmation that the basement will not be classified as a story stated and that the project would be within the height requirements. The basement will be used for storage, which influences the percentage that would be classified as a non-residential area. This will also influence whether a parking waiver is needed for non-residential area parking spots.

Mr. Tony Ferrara noted that construction of the building was discussed earlier this week. The location in question is a busy area and construction could cause congestion and other challenges. Staging the equipment and smaller construction equipment is a consideration to decrease congestion.

**Mr. O'Brien** noted the volume of waivers is challenging and that the emergency access element should be a priority.

**Chairman Bethoney** opened the floor to public comment. He read a resident letter that requested there not be parking waivers for this project. The Board discussed the number of two-bedroom condominiums and whether more than one parking spot per unit would be sufficient. It was noted that potential owners would be notified of the one parking spot restriction before buying. The developer has a plan to address the gas tanks that are in the ground.

**On a motion made by Mr. McGrail and seconded by Ms. Porter, and hearing no discussion, it was voted to continue the 359 Washington Street, Hub Development Inc., project to the February 8, 2023, Planning Board meeting. Motion carried unanimously.**

**6. PUBLIC MEETING  
300 PROVIDENCE HIGHWAY – TOTAL WINE & MORE, SCOPING SESSION**

Paul Beaulieu

Main Street Architects

Mr. Paul Beaulieu noted that there are minor changes to the site. He requested that peer review, abutter notification, onsite post-site compliance review, and scope of work review before the parking waiver requirements all be waived.

**Ms. Porter** noted concern in the area for congestion and pedestrian safety. The Board discussed pedestrian safety as there are only a few crosswalks, no signage for pedestrian safety, and limited front parking.

There was discussion about Phase 2 expectations of the development of the property, in addition to discussions about Total Wine & More's efforts to ensure they can open by July 4, 2023.

The Board discussed the Phase 1 and 2 presentations to the Board and how this may impact the potential opening date. There is the expectation that Phase 2 will be implemented in early spring 2023. The Board noted that the peer review process is frequently an opportunity for businesses to improve and is a rewarding experience.

The Board discussed the request to waive abutter notification of the change. Mr. Rosenberger commented that because commercial businesses already exist in the area, there is minimal change to the vicinity.

**7. SPRING 2023 TOWN MEETING**

Mr. Rosenberger noted that the spring town meeting is scheduled for May 15, 2023. Warrants are due February 10, 2023, and the Board only has two meetings between then and now. The items to address include Planned Residential Developments, Electrical Vehicle (EV) charging stations, definition of the word "street," outdoor dining, and definition of "human occupancy".

There was discussion around liquor licenses and the impact outdoor dining has on total restaurant capacity. Currently, outdoor dining does not allow for an increase in capacity. The Board reviewed the plan to discuss these items.

The Board discussed the EV charging stations and which charging types should be allowed in different areas of town. Implementing restrictions will allow for more regulated use of EV charging

stations. Concern was voiced about pressing forward with EV charging stations when the technology is new and there is little precedent for implementation in neighboring towns.

There was discussion regarding the expansion of PRD documentation. There have only been three PRDs and significant documentation to provide developer clarity is now being considered. The Board discussed if the clarity creates an expectation of approval and removes Board discretion. All the current PRDs are different from each other, and it was noted that a lack of definition may allow for more creativity.

There was the question of whether the onerous nature of the PRDs was a result of COVID-19 or a result of an unclear process. Adding clarity to PRD development allows for open space to be preserved, which the community has identified as a priority.

**8. PUBLIC COMMENT**

There were no public comments.

**9. NEW BUSINESS OLD BUSINESS**

**Mr. McGrail** recently attended an Open Space and Recreation Committee (OSRC) meeting. During the meeting it was suggested that the OSRC and Conservation Commission be merged.

Ms. Tinger reported that there is an online survey to solicit community feedback on plans for Wigwam Pond. She shared postcards with additional information and asked Board members to encourage their friends and neighbors to complete the survey.

Lastly, **Ms. Porter** noted that election season is coming up and she is planning to run for re-election to the Planning Board.

**10. ADJOURNMENT**

**On a motion made by Mr. McGrail seconded by Mr. Podolski, it was voted to adjourn the meeting at 9:40 p.m. Motion carried unanimously.**