

**TOWN OF DEDHAM**  
COMMONWEALTH OF MASSACHUSETTS

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

Design Review Advisory Board  
John C. Haven, RLA, ASLA, Chair  
Christine Perec  
Bryce M. Gibson  
Alexa Asakiewicz, AIA  
Leslie Kepner

Planning Director  
Jeremy Rosenberger



Senior Planner  
Michelle Tinger

Economic Development Planner  
Jayson Schultz

Office Manager  
Kelli Leahy

**DESIGN REVIEW ADVISORY BOARD**  
**MINUTES**

**April 5, 2023, 7:00 pm**  
**Dedham Town Hall**  
**450 Washington Street**  
**Dedham, MA 02026**

**Present:** John Haven, RLA, ASLA, Chair  
Alexa Asakiewicz, AIA  
Bryce Gibson  
Christine Perec  
Leslie Kepner

**Staff:** Jeremy Rosenberger, Planning Director  
Jayson Schultz, Economic Development Planner

The Town of Dedham's Design Review Advisory Board met at 7:00 p.m. on **April 5, 2023**, 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.
2. 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**.

Recordings of this meeting have been made public and are available upon request.

The Chair John Haven called the meeting to order and conducted roll call:

- John Haven
- Alexa Asakiewicz
- Bryce Gibson
- Christine Perec
- Leslie Kepner

John Haven welcomed Leslie Kepner to the Board.

**930 Providence Highway – iFly (continued from 2/1/23 and request to continue to 5/3/23)**

*Request for Waivers from the Dedham Sign Code to allow for a total signage area of +/- 426 sq. ft. where 228 sq. ft. is allowed; and for a sign height of +/- 52 ft. where 25 ft is allowed. The +/- 39,231 sq. ft. subject property is located at 930 Providence Highway, Map/Lot 149-18, and is located within a Highway Business (HB) Zoning District. Town of Dedham Sign Code Section 237-21(C)(1), 19(2).*

A motion was made by Christine Percec to continue the discussion to the next meeting on May 3, 2023. The motion was seconded by Alexa Asakiewicz, and all were in favor.

A roll call vote was taken:

Bryce Gibson – Yes

John Haven – Yes

Alexa Asakiewicz – Yes

Christine Percec — Yes

Leslie Kepner — Yes

Motion passed unanimously, 5-0.

**124 Country Club Road—Dedham Country and Polo Club**

*Reduction in the floor area of buildings and the addition of pickle ball courts.*

Robert Olsen from Robert Olsen and Associates architects was present for the application to present a revision of the site plan that was reviewed by the Board in 2021. The new project is similar to the original proposal, with several scope reductions and modifications. The new project reduces the proposed increase in building floor area from the 11,261 square feet increase approved in the 2021 Certificate of Action to an increase of 9,153 square feet.

The Clubhouse is being modestly expanded to improve the food service and kitchen functions and provide additional dining space. The concrete patio on the west side of the building and the reconstructed stone patio on the south side of the building are both reduced, and the blue stone walks have been removed from the project. Due to the reduced scope of work and the associated reduction in new impervious surface the stormwater infiltration system is no longer needed and has been removed from the project.

The asphalt walk along the south side of the building has been removed outside of the Golf Learning Center Building. Area drains have been added along the south side of the Tennis Building to pick up roof runoff from the building and direct it to the infiltration system; additional infiltration systems have been increased to accommodate any additional runoff from the asphalt cart path and from the existing Tennis Building roof.

The limit of work on the east side of the proposed Paddle Building has been pulled back from the wetland area, reducing the amount of work within the 100-foot wetland buffer zone. Two new Pickle Ball courts are proposed to the south of the existing Paddle Ball courts, the existing driveway will be realigned to accommodate the new Pickle Ball courts, and one (1) paved accessible parking space will be added. Additionally, concrete dumpsters are proposed to the south of the Pickle Ball courts and a new stormwater infiltration system is proposed to mitigate the increase in new impervious surfaces.

The architectural approach is similar to the original proposal. The overall approach is to extend the basic architecture of the existing Clubhouse to frame the new additions.

The Board discussed the project, noting the similarity between the previous and current proposal. In particular they discussed the consistency of the additions with that of the existing buildings and the reduction in the impervious surfaces.

John Haven and Alexa Asakiewicz commented on the color of the Pickle Ball building. It was recommended that the Applicant consider keeping the building a dark green rather than the proposed yellow to match the other buildings on the property.

It was confirmed that there are plantings around the transformers to screen the building and that there is a screening to shield the dumpsters from view.

A motion was made by Bryce Gibson to recommend the proposal as submitted with the suggestion that the new Pickle Ball court building matches the existing dark green of the current building. The motion was seconded by Alexa Asakiewicz, and all were in favor.

Bryce Gibson – Yes

John Haven – Yes

Alexa Asakiewicz – Yes

Christine Perc – Yes

Leslie Kepner — Yes

Motion passed unanimously, 5-0.

#### **45, 75 & 125 Stergis Way—Nordblom**

*Proposed 150-unit mixed-use development.*

Todd Fremont-Smith from Nordblom Company, Tamara Roy from Stantec Architecture, Ian Ramey from Copley Wolff Landscape Architects were present on behalf of the application. Nordblom currently owns several buildings on Stergis Way, an aging industrial park near Legacy Plan and Wigwam Pond.

The first phase of redevelopment will soon begin; the two buildings on 45 Stergis Way will remain a medical office building and K&G Men's Fashion. The buildings at 75

and 125 Stergis Way will be demolished and redeveloped into 150 units of multi family housing. To increase green space, the 4-story building will be situated over a parking garage.

Stergis Way is located near Wigwam Pond, Nordblom will collaborate with VHB and the Town to increase public accessibility to the Pond. Copley Wolff will prioritize the open space adjacent to the Pond and transform the existing expanse of asphalt into a more usable space that is open and accessible to the public. As a significant landholder in the area, Nordblom can contribute to Pond connectivity and open space efforts.

There will be a 53% reduction in impervious surface, and the project is committed to using 100% native plant species. Copley Wolff is planning to construct some vegetated rain gardens to help manage the on-site stormwater.

Tamara Roy added Stantec is looking at Scandinavian architecture design. The material palette is generally fiber cement, and the majority of the facades will be putty colored to give the building a warm feel. Sustainability and resilience measures include the meeting of new energy and stretch codes, LEED silver certifiable, all electric (if the grid supports it), high performance envelope, recycled and local materials where applicable.

The Board discussed the building and landscaping architecture. The Scandinavian architectural approach fits in well with the location and its proximity to the Pond.

It was noted there is typically bottleneck traffic around Legacy Place that will be exacerbated by residents and their guests from the 150 units. The Board inquired if discussions had taken place about adding another exit to Providence Highway. Todd Fremont-Smith confirmed these discussions and meetings are underway. A road safety audit has been completed and the Town is working on a traffic master plan funded by local developers. Mr. Rosenberger added that a year-long traffic study is scheduled to begin next month, and traffic improvements are part of the Planning Board approval process.

The Board also discussed a concern about stormwater run-off from the parking lot making its way into the Pond; Tamara Roy will share this concern with their civil engineer.

It was suggested that evergreen trees be added to the walking path to help with sun control.

The Board noted appreciation for the time and consideration that the group has put into the plantings and their commitment to protecting and promoting development of Wigwam Pond.

Mr. Rosenberger noted that this project will likely go to peer review, including a third-party architecture review with DSK. Todd Fremont-Smith and the team thanked the

Board for their time and feedback; they will return to the Board in several months with updated plans.

**985 Providence Highway—Tavern in the Square**

*Proposed +/- 34 sq. ft. wall sign, +/- 53 sq. ft and +/- 23 sq. ft. freestanding signs, and façade improvements.*

Stephen Sousa from Sousa Designs and Joey Arcari from Broadway Hospitality Group (owner of Tavern in the Square restaurants) were present for the application. The proposed project is located at 985 Providence Highway, the former home to Joe’s American Bar and Grill. The property is located in the Research Development and Office zoning area. Mr. Sousa and Mr. Arcari are appearing before the Board to review exterior design.

The footprint, parking lot, and front entrance will remain the same, however the top pediment, stars and awnings will be removed. The existing cornice will be painted a deep charcoal grey and the rest of the stucco will be painted a darker grey tone. Transparency will be introduced into the façade by installing a series of operable windows on three sides of the building. The windows can be opened in the nicer weather and will increase natural air flow.

Signage will be updated where it currently exists, including on the front façade, billboard, and pylon sign. The billboard lighting will be the same and there will be a series of lights on the building itself that create ‘sunburst effect shadows.’ The pylon sign will keep the current lighting method the same but will add small LED fixtures to make it more modern. The signage over the entrance way is a single stroke neon can letter sign.

Landscaping will be replaced around the building.

The Board discussed the clean and modern look of the building, including the operable windows. They noted their excitement for the renovations and refresh. They agreed on the following recommendations:

- The contrast between graphite and charcoal on the building exterior be reviewed and a lighter color be considered.
- Revisit the text and spacing on the two freestanding signs.
- Consider more expansive landscaping in the parking lot, including the addition of islands and other opportunities for greenery and plantings

A roll call vote was taken:

Bryce Gibson – Yes

John Haven – Yes

Alexa Asakiewicz – Yes

Christine Perc – Yes

Leslie Kepner — Yes

Motion passed unanimously, 5-0.

### **Meeting Minutes**

A motion was made by Alexa Asakiewicz to approve the minutes of the March 1, 2023 meeting. The motion was seconded by Bryce Gibson.

A roll call vote was taken:

Bryce Gibson – Yes

John Haven – Yes

Alexa Asakiewicz – Yes

Christine Perc – Abstain, not present for the meeting.

Leslie Kepner – Abstain, not present for the meeting.

Motion passed, 3-0.

A motion was made by Christine Perc to approve the minutes of the February 1, 2023 meeting. The motion was seconded by Bryce Gibson.

A roll call vote was taken:

Bryce Gibson – Yes

John Haven – Yes

Alexa Asakiewicz – Abstain, not present for the meeting.

Christine Perc – Yes

Leslie Kepner – Abstain, not present for the meeting.

Motion passed, 3-0.

### **Adjourn**

Alexa Asakiewicz made a motion to adjourn the meeting at 8:20 p.m., Bryce Gibson seconded the motion, and the motion passed unanimously, 5-0.

A roll call vote was taken:

Bryce Gibson – Yes

John Haven – Yes

Alexa Asakiewicz – Yes

Christine Perc – Yes

Leslie Kepner – Yes

Motion passed unanimously, 5-0.