

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.



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Senior Planner
Michelle Tinger

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**TOWN OF DEDHAM
450 WASHINGTON STREET
DEDHAM, MA 02026**

**MINUTES OF THE PLANNING BOARD MEETING
ROOM 304, THIRD FLOOR
MARCH 29, 2023, 6:00 P.M.**

BOARD MEMBERS:

Michael A. Podolski, Esq.	Vice-Chair
James E. O'Brien IV	Clerk
Jessica L. Porter	Member
James F. McGrail, Esq.	Member

REGRETS:

John R. Bethoney	Chair
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PLANNING DEPARTMENT STAFF:

Jeremy Rosenberger	Planning Director
Michelle Tinger	Senior Planner
Jason Shultz	Economic Development Planner

GUEST:

Josh Fiala	MAPC
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1. CALL TO ORDER

The Vice Chair called the meeting to order at 6:05 p.m. **Vice Chair Podolski** noted that he would act as Chair in Chair Bethoney's absence.

2. DESIGNING DEDHAM 2023 MASTER PLAN REVIEW

The Board reviewed the chapter entitled "Public Health and Livability," and made the following comments:

- It was noted that previous Master Plans did not include Public Health and Livability sections. Some Board expressed that many aspects of this topic could be better served by the Board of Health. **Vice Chair Podolski** directed Planning Department

- staff to ensure that the Board of Health has access to the Chapter and ample opportunity to provide feedback prior to its official publication.
- The Board suggested including a section in the introduction further highlighting the idea that the physical environment of the town and the way a town is planned have an impact on residents' health.
 - Page P2: The Board questioned the quality of the data source "US County Health Rankings," and suggested using data from a similar source that was conducted in Massachusetts and focused on Dedham's neighboring communities.
 - Page P4: The Board asked for clarification of the source of the data from section PH3, Youth Population Priorities.
 - Page P6: The Board suggested that the acronyms be spelled out.
 - Page P8: The Board noted that the Public Health Department may want to provide feedback.
 - Page P9: The Board suggested including Dedham Medical and other health care facilities under the Health Care Systems list.
 - Page P12: The Board noted that the information highlighted on this page was already outlined on previous pages.
 - Page P18: The Board suggested adding more information regarding Walk Score and questioned whether West Dedham/Precinct One was truly the least walkable neighborhood in Dedham. They suggested the use of a different tool.
 - Page P19: The Board suggested adding a reference to the Dedham Food Pantry.
 - Page P20: It was noted that parks in East Dedham were not mentioned.
 - Page P23: It was noted that racial equity and inclusivity were not included as "major themes" in the chapter's introduction.
 - Page P23: The Board suggested adjusting the language to reflect that Dedham is a welcoming community that supports diversity and equity.
 - Page P24: The Board questioned whether the information was part of the scope of the Planning Board and suggested a written response from the Board of Public Health.
 - Page P25: For Strategy 2.3, change wording to "*Continue to mitigate...*"
 - Page P26: the Board suggested including the Parks and Recreation Commission as one of the organizations.
 - Page P27: For Strategy 4.1, the Board suggested defining the term "Vision Zero Strategy."
 - Page P27: The Board discussed whether "centering equity" should be included or rephrased.
 - Page P28: The Board questioned the inclusion of the phrase "by breaking down barriers."
 - Page P29: The Board suggested changing the headline to state "*Continue to enact...*"
 - Page P29: The Board suggested including explanations and/or definitions of the programs mentioned.
 - Page P30: The Board noted that implementing PH1 may not be possible.

The Board and staff discussed the next steps in the editing process now that the document has been reviewed in its entirety. Mr. Rosenberger explained MAPC will integrate the edits and hope to begin reviewing the next draft soon. He suggested working together to create a different document review framework that would allow the document to be completed and available to the public by the end of 2023.

The Board returned to a discussion of page P16, and discussed the economic factors that contribute to the housing cost burdens for many residents. It was also noted that although the Planning Board does not have the power to affect the global economy, they do have some power to mitigate these larger factors through responsible and responsive policies.

3. **NEXT MEETING**

The next Planning Board meeting was scheduled for April 12, 2023.

4. **ADJOURNMENT**

On a motion made by Member Porter and seconded by Member O'Brien, it was resolved to adjourn the meeting at 7:35 p.m. Motion carried unanimously.