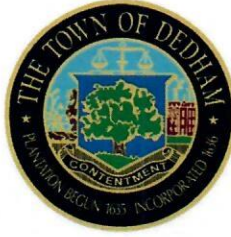


PLANNING BOARD

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John R. Bethoney, Vice Chairman
Robert D. Aldous, Clerk
James E. O'Brien IV
Ralph I. Steeves

Planning Director

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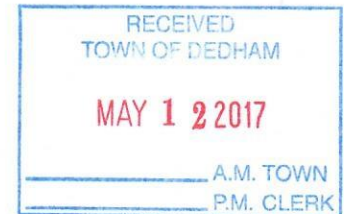
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**TOWN OF DEDHAM
PLANNING BOARD**

**CERTIFICATE OF ACTION
APPLICATION FOR MINOR SITE PLAN REVIEW**



APPLICANT: Town of Dedham
PROPERTY: 351 East Street, Dedham, MA
PROPERTY OWNER: Town of Dedham
OWNER'S ADDRESS: 26 Bryant Street, Dedham, MA
PROJECT: Gonzalez Field
DATE: March 23, 2017

PROJECT SUMMARY

The Parks and Recreation Department for the Town of Dedham (hereinafter referred to as "Applicant") has under their care and custody approximately 2.3 acres of land on the site of 351 East Street (the "Subject Property"), Dedham, MA. The Applicant proposes redesigning the existing Gonzalez soccer field on the Subject Property. The Project is subject to minor site plan review pursuant to Section 9.5 of the Dedham Zoning By-Law (the "By-Law").

The Subject Property is approximately 2.3 acres in size. The entire site, including the land use, topographic features, and identified resources areas are shown on topographic survey.

BACKGROUND AND FACTS

1. The Town of Dedham is the owner and Applicant of the Subject Property.
2. The Subject Property is shown on Dedham Assessors' Map 109-2.
3. According to the Zoning Map for the Town of Dedham, the Subject Property is located within the Local Business Zoning District (LB).

4. The Subject Property is located is approximately 2.3 acres of total land area with requisite frontage on High and East Street. The Subject Property currently contains a soccer field.
5. The Subject Property and the Project are shown on the plans described and are incorporated herein by reference (hereinafter referred to as the "Record Plans").
6. The Project will provide a regulation sized soccer field, a path around the field, stadium lighting, and a new parking lot of off Providence Highway.
7. Pursuant to Table 3 (Dedham Parking Table) of the By-Law, the Project requires 58 off-street parking spaces. The new parking lot off of Providence Highway will add 30 new parking spaces. The municipal lot parking adjacent to the field off of High and East Streets has 42 off-street parking spaces.
8. On or about February 1, 2017, the Applicant submitted the following to the Planning Board (as amended, hereinafter referred to collectively as the "Application"):
 - a. "Application Form X for Site Plan Review" enclosed with attached Project Narrative, cover letter, parcel map and zoning map
 - b. Gonzalez Field Renovations, dated February 1, 2017, revised through March 16, 2017, prepared by Activitas, Inc., Landscape Architects/Civil Engineers, 16 School Street, Dedham, MA 02026, Haley and Aldrich, Geotechnical Engineer, 465 Medford Street #2200, Boston, MA 02119, RDK, Electrical Engineer, 200 Brickstone Square, Andover, Massachusetts 01810, and Reed Land Surveying, Inc., Surveyors, 109 Rhode Island, Lakeville, MA 02347
 - a) TS Topographic Survey
 - b) SP1.1 Site Preparation Plan
 - c) SP1.2 Site Preparation Details
 - d) L1.1 Layout and Materials Plan
 - e) L2.1 Grading Plan
 - f) L3.1 Utility Plan
 - g) L3.2 Utility Detail Sheet 1
 - h) L3.3 Utility Detail Sheet 2
 - i) L3.4 Utility Detail Sheet 3
 - j) L4.1 Planting Plan
 - k) L5.1 Enlargement Sheet 1
 - l) L6.1 Detail Sheet 1
 - m) L6.2 Detail Sheet 2
 - n) L6.4 Detail Sheet 3
 - o) L6.5 Detail Sheet 4
 - p) E0.0 Electrical Legend and Notes
 - q) E1.0 Electrical Site Plan
 - r) E1.1 Electrical Details
 - s) E1.2 Electrical Details
 - t) P1.1 Photometric Sheet 1
 - u) P1.2 Photometric Sheet 2

9. The Application was submitted on February 1, 2017, and was reviewed by the Planning Board and the Planning Director. It was determined to satisfy all of the submittal requirements for the filing of a minor site plan review application pursuant to Section 9.5 of the By-Law.
10. In accordance with Section 9.5.6 of the By-Law, upon receipt of the Application and above-referenced materials, the Planning Board distributed copies of the aforesaid plans and report to, and otherwise solicited comments from, various Town of Dedham boards, departments and officials. In addition, the Planning Board referred the same to McMahon Associates, Inc. for professional peer review.
11. The Planning Board initially reviewed and considered the Application at its regularly scheduled meeting on March 9, 2017. In preparation for this meeting, the Planning Board caused the required written notice of said meeting to be mailed to abutters to the Subject property as required by Section 9.5.6 of the By-Law, and caused the meeting to be posted as required by State law and Town By-Law. The matter was continued by the Planning Board until a duly posted meeting on March 23, 2017, at which time the matter was further reviewed and discussed.
12. Present at each meeting was Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien IV. Also present at all meetings on behalf of the Planning Board was Planning Director Richard J. McCarthy, Jr. Steven C. Findlen, Senior Project Manager for McMahon Associates, was present at the Planning Board sessions on March 9, 2017, and March 23, 2017, to discuss the Project.
13. The Applicant was represented at all meetings by Stephen R. Crisafulli, ASLA, Mark Novak, Principal, and E. Patrick Maguire, MLA, RLA, CLARB, LEED AP,[®] Activitas Inc., 16 School Street, Dedham, MA. Also present during the meetings on behalf of the Applicant was Robert Stanley, Park and Recreation Director.
14. At each meeting, the Applicant was provided with the opportunity to make a full and complete presentation on the Project. This was followed by questions and comments from the Planning Board, the Planning Director, and the Planning Board's peer review consultant. Notwithstanding that these meetings are not public hearings, the Planning Board accepted testimony and questions from the public at each meeting.
15. The Planning Board, Planning Director, and Town officials provided comments on the Project during the course of the public meeting.
16. McMahon Associates issued a written report on the Project on March 7, 2017, March 16, 2017, March 22, 2017, and March 24, 2017. The Applicant included updated site plans and additional information with these response letters. McMahon Associates' written report dated March 24, 2017, stated that all unresolved issues were satisfactorily addressed.
17. As noted, in response to the comments from Town officials and the Planning Board's consultant, the Applicant made numerous revisions to the Project and/or submitted supplemental material and/or explanations as noted above. The Applicant submitted revised Project plans for the record on March 17, 2017.

18. The peer review consultant reported to the Planning Board that the Applicant had reasonably and adequately responded to all of their comments and concerns, and that Record Plans conform to the requirements of the Dedham Zoning By-Law.

WAIVER REQUESTS

1. A **WAIVER** from the Zoning Bylaws **Section 9.5.4 Application** to not provide a property boundary. The applicant explained that the project area is surrounded by properties with known boundaries and the work is well inside the property boundary. To provide a boundary survey would require significant research and expense because the property was acquired through the railroad many years ago. In granting this **WAIVER**, the Planning Board finds that there will not be any adverse impact on abutting properties by not providing a boundary survey. Therefore, the Planning Board finds that granting this **WAIVER** request is not against the purpose and intent of the zoning bylaw, and further finds that this **WAIVER** is not against the public interest.
2. A **WAIVER** from the Zoning Bylaws **Section 9.5.4 Application** to not provide the plan at 1 inch= 40 feet. The scale change is within engineering practices and provides greater detail. Therefore, the Planning Board finds that granting this **WAIVER** request is not against the purpose and intent of the zoning bylaw, and further finds that this **WAIVER** is not against the public interest.


DECISION

1. At its duly posted meeting held on March 23, 2017, after discussion, the Planning Board, consisting of Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien IV, voted unanimously (5-0), to approve the Application for Minor Site Plan Review Waiver Requests and approve the Minor Site Plan Review with the following **CONDITIONS**:
2. Subject to the **CONDITIONS** contained herein, the Project shall be substantially constructed in accordance with the Record Plans.
3. Prior to obtaining an electrical permit for the sports lighting, a stamped photometric plan by a professional engineer shall be provided to the Planning Board for the record.
4. Prior to the issuance of the final certificate of occupancy for the Project, the Applicant shall complete the landscaping improvements as shown on the approved landscaping plan, or provide the Planning Board with a performance bond for same.
5. Members of the Planning Board and the Planning Director shall have access to the Subject Property during construction with proper notification to the Applicant subject to applicable safety requirements as established by the Applicant or its Contractor. Proper notification shall be through the construction trailer sign-in process or shall be through the emergency call number of the Applicant's representative in case of emergency or off-hours situations.
6. The Applicant shall provide the Planning Board with a copy of the Notice of Intent including a copy of the Operation and Maintenance Plan approved by the Dedham Conservation Commission, which plan is incorporated herein by reference.

7. All invoices generated by the Board's peer review consultant during the Application stage shall be paid within twenty (20) days of the filing of this decision with the Town Clerk, whether this Decision is appealed or not. No post-permit reviews of documents or plans shall be conducted until such invoices have been paid in full. No building permit or certificate of occupancy shall be issued until such invoices have been paid in full.
8. The site lighting will be checked by the Planning Board and/or its agent prior to an occupancy permit being granted in order to verify the adequacy of the lighting levels on and off site, and whether off-site glare attributable to the Project has been adequately prevented. If necessary, the Applicant shall adjust the lighting levels in the Project area prior to an occupancy permit being issued.
9. The Applicant agrees that, no later than one year from the date of a Certificate of Occupancy, it shall file a written report with the Planning Director detailing the compliance with all terms and conditions of this certificate. The Planning Board reserves the right to require the Applicant to appear before the Planning Board to further discuss and review compliance with this Certificate of Action.
10. The Planning Director will be contacted by the Applicant upon completion of the Project to verify that the Project has been completed in full compliance with the specifications of the Record Plans as submitted and approved in this Certificate of Action prior to any occupancy permit being issued, including a certification by the Applicant's engineer that the Project has been constructed according to said plans. A compliance letter will be issued forthwith once found to be properly completed.
11. Following construction of the Project, the Applicant shall provide an "as-built" site plan to the Planning Board, the Building Department, and the Board of Assessors prior to the issuance of the final certificate of occupancy for buildings in the Project in accordance with applicable regulations.

Dated: April 20, 2017

By the Dedham Planning Board:


Robert D. Aldous, Clerk