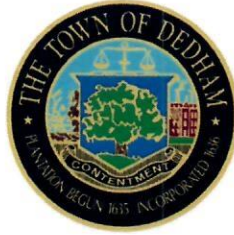


John Haven, RLA, ASLA, Chair
Bryce Gibson, Vice Chair
Paul J. Corey
Steven Davey
Christine Perec

Richard J. McCarthy, Jr.
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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW ADVISORY BOARD MINUTES
Wednesday, April 5, 2017, 7 p.m., Lower Conference Room



Present: John Haven, RLA, ASLA, Chair
Bryce Gibson, Vice Chair
Christine Perec
Richard J. McCarthy, Jr., Planning Director

Call to order 7 p.m. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office. Mr. Corey and Mr. Davey were not present for this meeting.

Applicant: Metro PCS
Project Address: 238 Bussey Street, Dedham, MA
Case #: [DRAB-04-17-2211](#)
Property Owner/Address: Dela Plaza East, Inc., 511 Washington Street, Norwood, MA
Materials Submitted: DRAB application
Letter of permission from Jim Siteman for Dela Plaza East, Inc.
Estimate for sign from Signarama, 458 High Plain Street, Walpole, MA
Photograph of existing conditions
Rendering of proposed sign
Representative: Shawn Medina, 1749 Canton Avenue, Milton, MA

Mr. Medina wants to open a Metro PCS branch at Delapa Plaza, and wants to replace the existing sign. There will be no illumination, and the sign will not be larger than the designated size of all the signs. He plans to open in 2-3 weeks. The existing signs on the building are green with white letters, with the exception of CVS and Bank of America; this sign is proposed to be purple with white lettering, which are the franchise's colors.

Mr. Haven asked if there is a sign package for the plaza; there is not. Ms. Perec preferred that the sign match the existing signs. Mr. Medina again said these are not the franchise's colors, and he did not believe they would agree to that. Mr. Gibson agreed with Ms. Perec, saying continuity and overall aesthetics would be better. Mr. Haven said it would set a precedent for the rest of the

signage in the sign band. It has clearly been adopted by the other businesses, and this would stand out. He said that the Board, which is advisory, can recommend what it thinks best.

Mr. Gibson moved to suggest changing the colors of the sign to a green background with white lettering like the rest of the businesses in the sign band, with the same size and proportion of lettering that is presented. Ms. Perec seconded the motion. The vote was unanimous, 3-0.

Mr. McCarthy explained the applicant's options: (1) abide by the Board's suggestion of green and white, or (2) because the Board is advisory, he can go ahead with the proposed sign since it meets the Sign Code. Mr. Medina questioned whether the green/white sign would work. His companion said that the green/white is something the landlord decided to use on the building, but that he was definitely was not against the sign or the other businesses deciding to change their color.

Applicant:	Oscar's
Project Address:	380 Washington Street, Dedham, MA
Case #:	DRAB-03-17-2208
Property Owner/Address:	Theodore Makarios, 262 Main Street, Norfolk, MA 02055
Materials Submitted:	DRAB Application Petition statement Letter of Permission from Theodore Makarios Photograph of existing conditions Renderings of proposed signage
Representative:	Anne Francis, Owner/Operator

The storefront has been vacant for many years, but Ms. Francis wants to open a gastro pub. She wants to change the façade to a brushed steel look off a black background. They will take the existing wood paneling off and replace it where it needs to be done. They will replace the awning with a black awning with the street number on it. The existing lights will be painted black and will shine down on the letters. They want to keep the windows clean and open at this time, but a lot will depend on how the light hits them. They have been covered for so long, and they have not had their setup there. They may put a low curtain so people will not be sitting in the middle of it. Many people will be looking in and walking by. They want foot traffic and people to be interested, and the awning will take care of the glare. A fireplace will be going in inside. There will be planters eventually, but for now it will be flat. When they do go in, they will not be very wide and will not obstruct the sidewalk.

Ms. Perec liked the rendering, saying it looked very clean. Mr. Haven said the square footage for the sign seems to be a large number on the application. *Mr. McCarthy explained this, but his comment could not be understood.* Mr. Haven liked the idea of the clean black, but asked if the black-on-black with the awning and the paint was a true black or almost black. He liked the contrast between the true black awning and the dark charcoal gray. Ms. Francis said it will be in black, but as it weathers, it will get lighter no matter what they do. This was discussed in detail. Ms. Perec suggested that signage be added to the door. Ms. Francis is not sure exactly what will be seen with the awning. However, the logo may go on the glass via an etched film.

Mr. Gibson moved to recommend the sign as presented, with consideration to consider an off-black on the façade for contrast, and to recommend the signage as presented. Ms. Perec seconded the motion. The vote was unanimous at 3-0.

Applicant: Geoffrey Janowski, d/b/a Roadworthy
Project Address: 125 Washington Street, Dedham, MA
Case #: [DRAB-04-17-2212](#)
Property Owner/Address: Giorgio Petruzzello, Petruzzello Properties, LLC, 21 Eastbrook Road, Dedham, MA
Materials Submitted: DRAB application
Letter of permission from Giorgio Petruzzello
Rendering of proposed signage
Photographs of existing conditions
As Built Plot Plan prepared by Norwood Engineering Co., Inc., 1410 Route One, Norwood, MA 02062
Representative: Geoffrey (and wife) Janowski, 1124 Central Avenue, Needham, MA

Mr. Janowski would like to open a fun-food concept restaurant at the former Heirloom Kitchen. The inspiration was put together after working in the food industry in areas from fine dining to wholesale fish cutting. This was more inspired by traveling to food trucks around the country. There are a lot of fun foods, variety, and color. He would re-vinyl all the existing signs with a new colorful logo that stands out more. The size will not change. The restaurant is primarily take-out, but he is asking for approval for 18 seats at the next hearing. This would be the first location for Roadworthy. There will be no window signs at this time.

Mr. Gibson liked the logo, saying it is fun, which is what Mr. Janowski wants to convey. He said it made sense to use the existing signage for the vinyl sign. He did not think any additional lighting was needed. He liked that the windows did not have signs, saying it was open and clean. Mr. Haven said he liked the logos, but wondered if it would be legible. He said there is space around it, and if it went up just a bit, with the overall size the same, it may be more legible from the street. He suggested printing a full size mock-up to see if this would work before making the actual sign. Mr. Gibson and Ms. Perec agreed. Mr. Gibson also wondered, if the sign was back lit, whether the colors would pop. Mr. McCarthy said that, if he wanted to up-size the sign, he could re-do the mock-up and send it to the Board for incorporation into the recommendation. Mr. Gibson also said that taking the color down, out of the backdrop to the letters, may help legibility as well. Mrs. Janowski said it is a very sunny spot, but there is a shade on one side during the day. The building sticks out about four feet and shields the sign.

Mr. Gibson moved to recommend the signage with the following suggestion that the font size of "Roadworthy" be increased and/or move the color out from behind the font or dim it so it is more legible. Ms. Perec seconded the motion. The vote was unanimous at 3-0.

Applicant: Motherbrook Realty Trust
Project Address: 20-30 Milton Street
Case #: [DRAB-04-17-2214](#) - **SCOPING SESSION**

Property Owner/Address: Motherbrook Realty Trust, Renato Reda, Trustee, 15 Felix Street, Dedham, MA
Materials Submitted: Rendering of proposed mixed use building
Representative: Michael McKay, AIA, 35 Bryant Street, Dedham, MA

Mr. McKay said the applicant is planning to renovate the existing building, which was built in 1971 and contains his office and several small offices. The proposal is to add half a story to the building and re-skin the façade. They have received feedback from the East Dedham community. The brick would be kept as a backdrop with shingles will have cedar impressions. AZEK panels will cover all four sides. All of the mechanicals in back would be removed. The roof would be taken off its trusses and 10 apartment units would be added. The middle portion of the building would actually be six townhouses with living space on the first floor and bedrooms above. The ground floor would have about 5,000 square feet of commercial space for an interested potential tenant for the whole floor; if two offices are needed, they would be on each end of the building. The overgrown landscaping in front of the building will be improved. They do not have a landscaping plan yet. There is a well in front of the building. Some of the unnecessary, illegal parking spots in the back will be removed. Elevations were provided. Gables were added on either side of the roofline for commercial tenant signage. The left elevation will be a main entrance at ground level for both residents and tenants. There will be an entrance on the right with a ramp; they are still working on the details for that. There is no door at the back of the building.

The Applicant has gone before the Planning Board for a scoping session. They will be cleaning up the back of the building. The parking lot services both the office building and Dunkin Donuts as shown on an as-built drawing. The drive-thru entrance at the far right side that goes to Dunkin Donuts will be maintained. The main location for parking would be in the middle of the lot. There is no parking under the building. There is an excess of parking, allowing them to reduce some of the parking spots at the right side of the building. There is a detention area in the circular green area of parking; they will be presenting landscaping for that as it is a bit of a mess right now. They will be dealing with the Conservation Commission since this is a drainage issue. There will be parallel parking along the back of the building in front of the windows.

Mr. Haven asked if there was anything on the residential side that acknowledges the Mother Brook side. They will keep the existing openings for windows on the building, and may open one or two more. There is a major tree line along the edge. Mr. Haven said they are going through the East Dedham design guidelines and this is an opportunity. He also said it was unfortunate that the asphalt is right up to the building. He understood circulation and parking, but there is an opportunity for the building to engage that side. He does not want to feel as though the Board turned its back when the guidelines are asking for things to engage the Mother Brook side, i.e., doorways and seating areas. Mr. McKay said they could do some cantilevered bays on the second floor. They did have another design that added two floors but it is too big a project for the owner.

Mr. Gibson asked if the property extended past the drive-thru, and if the landscape plan could build into the tree line with benching. Mr. McKay said there is enough room for both the drive-thru back-up traffic. Mr. Gibson suggested a walking path of some sort or something so the residents can enjoy the space. Mr. McKay said they could investigate this. There are five or six parallel spaces along the back that are needed since some of the bad spaces have been eliminated, but they may be able to cull through a couple of them to get some space. Mr. Gibson asked if there was another way than paving right up to the building. There could still be parking, but there

is no transition between a driveway and the building. He said the asphalt would crack in a few years and weeds will come up through the pavement. There does not seem to be an alternative, however, since they are forced into paving right up against the building. *Mr. McKay made a comment that could not be heard because he spoke too softly.* Mr. Gibson said the plan views have nice contrast, and he liked the depth of the darker gray and the white of the entrances. However, the rendering seems to fall a little flat. Mr. McKay agreed that it did not look great, and even the material, i.e., shingles, did not show well. Mr. Gibson said he did not know if the natural shingle would help, and there should be a more contrasting color. He said it is possible that the rendering is not indicative of what the intent is. Mr. McKay agreed.

The mechanical equipment will be within the building. The trusses will be taken out on either side, and the condensers will be put (*unintelligible - Mr. McKay could not be understood*). Mr. Haven asked if future signage for the first floor businesses will be on a band or a door. Mr. McKay referred to the elevation rendering, which shows signage on the peaks on either side of the building. They will require a waiver for that (*unintelligible - Mr. McKay spoke too softly*). He also said they could do a band in between the two windows. There is a fence in front of the building due to the steep drop off; this will stay.

In summary, the materials as presented will be mostly gray AZEK shingles and white AZEK panels. The Board discussed consideration of recognition of the Mother Brook side of the building, i.e., doorways, balconies or something that engages that side. Something can be done with materials to break it up, a pathway, benches, or something that recognizes Mother Brook. Relocation of a sign band from the gables to lower level; as shown on the renderings, this would have required a waiver.

Applicant:	Chris Priore
Project Address:	918 Providence Highway, Dedham, MA
Case #:	DRAB-04-17-2216 - SCOPING SESSION
Property Owner/Address:	Alfred J. Priore, Jr., 928 Providence Highway, Dedham, MA
Materials Submitted:	Rendering of proposed mixed use building
Representative:	Michael McKay, AIA, 35 Bryant Street, Dedham, MA Chris Priore, owner Kevin F. Hampe, Esq., 411 Washington Street, Dedham, MA

The site is approximately 50,000 square feet that fronts on Providence Highway and Legacy Place in the back. There are several retail buildings on the site that will be demolished. The proposal is for an approximately 9,000 square foot mixed use building with up to four or five retail shops on the bottom floor and 49 one and two bedroom apartments on the upper floors. It is located next to the former Chili's and NTB. Access will be in the back for the majority of the vehicles. The site drops ten feet from Providence Highway to the back area; in some cases it is eleven feet. This gives them the opportunity to have at-grade parking in the back with no elevation change. Cars would be entering under the additional parking and retail space above. There would be a small retail space for Dedham Cabinet Shop's showroom. They plan to do a two-story retail with a glass tower with an interactive showroom. Manufacturing would be done off-site. There is two-way access to underground parking and additional parking along the building. There will be a walkway, which is still in progress, which will connect the residences and the retail so the upper level retail can be connected to Legacy Place and Whole Foods. There will be access via elevator to the upper level retail. Along the property line is where the 50's Diner is located, and

there is an access easement that will allow them to get into the rear of the property where there is some parking. There is a grade change where they propose a 4.5 to 5 foot tiered retaining wall. This will be the residential entrance.

The building would be set back about 40 feet from Providence Highway with access to 11 spaces in front for retail and then a driveway will take you back to access parking above that lower part; this is where the retaining wall will be. This gives access to additional parking that would be mostly for retail. The lower level would be for residents. There will be a lobby with stairs and an elevator for residents. Landscaping will be installed; there is currently nothing on site. A typical floor plan was shown. The top floor would be set back off Providence Highway. They have added a tower on each end, which will be a unit; the rest will be set back almost 30 feet. The height of the building on Providence Highway may appear to be 40 feet. There will likely be pretty significant views of Blue Hills from the back, and they plan on quite a bit of glass. There will be lighting, especially the parking area and the entrance to the walkway. This is a work in process.

Mr. McCarthy sent the updated plans to the Board electronically. There would be a mixture of brick at the anchor locations, and brick at certain spots along the side and the rear. There is currently a question of materials, as they are still working on this. Some windows will be punched, and the towers would be metal or maybe a curtain wall, which would allow for glass. There will be standard glass. They are trying to take ideas from Legacy Place. Mr. McKay showed several views of the renderings and elevations, which he discussed in detail.

Mr. Gibson asked how you could get from the Whole Foods side to the front retail. Mr. McKay said they need to work with Legacy Place to develop a walkway from the building exit. His engineer is working on the schematic for this. He showed the access on the renderings. Mr. Haven said he hoped that the applicant has a landscape engineer figuring this out, not a civil engineer. He said this is a make or break part of this, that the residents do not feel isolated, but woven into Legacy Place circulation for pedestrians. He brought up the question of how the businesses and retail in the front are addressed on the back side. This needs to be planned on the building design; he foresees a need for signage. He said this is what will draw people from Whole Foods' parking lot. There needs to be a visual connection and change of material.

Mr. Haven asked if the landscape buffer shown on the site plan is an existing condition. Mr. McKay said it was not, but they would be adding green space. They have not yet determined whether it will be one way in and one way out. He said he could Photoshop that into renderings. Mr. Haven was satisfied with the landscaping in front. Mr. McKay pointed out the area where part of the elevation would be essentially blank, and what it would face. He said it meets zoning requirements in front. It will need a Special Permit for the back. Ms. Percec asked how it relates to the surrounding buildings. Mr. McKay said it is probably 10 feet taller than LL Bean. Mr. Gibson said that even a little bit of a setback on the top level will help. Mr. McKay said that is what they are planning to do. He also said the Planning Board responded well to the proposal and gave them direction. Mr. Haven said it would be interesting to see the building in comparison with the old Chili's and the plaza next door. Mr. McKay agreed that it is going to be a drastic change. Mr. Gibson said this makes it even more important for the materials to be right to it sets and example for the future. Mr. Haven said it is not an inexpensive building and should feel like an upgrade. They hope to return to the Planning Board for another meeting in the next two months.

Applicant: Xchange Leasing, LLC

Project Address: 25 Eled Way, Dedham, MA
Case #: DRAB-03-17-2210
Property Owner/Address: Reddish Properties, LLC, 28582 Lacaille Drive, Naples, FL 34119
Materials Submitted: DRAB application
Letter of support from 23-27 River Street Condominium Association
Photographs of existing conditions
Town of Dedham GIS zoning map
Specifications for proposed signage
Elevations for property
Site Development Plans prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772
Representative: Matthew Bombaci, P.E., Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772
Kevin F. Hampe, Esq., 411 Washington Street, Dedham, MA
Marybeth Reddish, 11 Drayton Road, Dedham, MA, owner

It is to be noted that Mr. Bombaci spoke very softly and quickly, so many comments could not be understood. Mr. Hampe also spoke very softly and trailed off, so many of his comments could not be understood. Finally, someone had an issue with coughing that often made comments undecipherable. Every attempt was made to understand and transcribe this meeting correctly.

The applicant proposes an Uber exchange leasing facility in an existing building in a condominium complex at 23-27 River Street, Dedham, MA. A letter of support for signage was submitted in the application from the other businesses in the complex. The program allows people who want to use Uber to lease vehicles. It is not a car dealership or something that is used daily, but more of a site where vehicles are stored (*unintelligible*). They have filed with minor site plan review with the Planning Board. They have also filed with the Zoning Board of Appeals for a waiver from the Town of Dedham Sign Code. The lot is unique in that it is just that back piece where the building is. It fronts on Paradise Lane, where there are residential houses. Eled Way is a 20 foot wide private way that serves this site. The sign is proposed for the intersection of Eled Way and River Street so it has a presence on River Street. They will require waivers from the Sign Code for the front and side property lines for the sign.

They propose a 15 square foot pylon sign at the intersection of Eled Way and River Street, and an additional sign over the doorway of the building. The back part of the building contains a masonry company and a contractor's yard. The proposed use takes up two-thirds of the building from left to right (*unintelligible*) Ambulances are also parked there. It served as a refuse company in the past, and was originally designed for Reddish Disposal, who did trash pickup for the Town of Dedham. Mr. Bombaci said the 15 square foot sign is an upgrade to the property (*unintelligible*). The wall sign will be above the door at the main entrance to the building.

Mr. Gibson asked if they could replace the chain link fence. Ms. Reddish said she was going to take it down. They plan to put shrubbery around the sign. It is not a thru way from the lumber yard to the pizza shop, so there will be a buffer there with enhanced signage (*Mr. Hampe spoke, but it was unintelligible*). They will not be doing any additional landscaping around the base of

the sign, and they will need to get permission from the landlord (*again, Mr. Hampe was unintelligible*). A variance is required for the pylon, and they are scheduled to go before the Zoning Board of Appeals on 4/19/17. Mr. McCarthy explained that the waiver is for an off premises sign, sign calculation, and the setback for the pylon sign.

Mr. Haven said the plans show that the pylon sign is almost in the driveway. Mr. Bombaci said it will be one foot from the side. There is signage further down in both directions. Mr. Haven asked whether height is an issue, and Mr. McCarthy said it is not. Mr. Hampe said that, because the setback of the building is so far, it would be extremely difficult to find the applicant's building. Mr. Gibson asked if the height of the pylon sign is for visibility or to match the other signs for the adjacent businesses. Mr. Bombaci said it is only 8 feet off the ground to the bottom of the sign, so visibility is paramount (*the rest of his comments could not be understood*). It will not be lit.

Mr. Haven said the sign would benefit from frame to outline the white, and suggested black, although he said it could be any color. He said the sign is relatively simple, and landscaping will help. Mr. Gibson suggested that the post be wider since it looks so flimsy. Mr. Bombaci said they will look into that (*his following comments could not be understood*). Mr. Haven assumed that the sign is double-sided. With regard to the building sign, he said it looked really large based on the type of the door. You cannot see it from the street, but it looked too large. It is 13'7" wide x 4' tall. Ms. Reddish said that, as you look at the sign, there are eight huge white garage bay doors to the left. These were used by large dump trucks for disposal. The picture provided does not show these. She said the building is very long and the parking lot is very big. She said that if the wall sign was smaller, it would get lost. There is another door that the mason uses for storage, and he does not need a sign. It could be confusing as to which door should be used (*Ms. Percec made a comment about parking, but it could not be heard due to someone coughing*). On-site customer parking will be near the Exchange door. There will also be spaces along the side of the property for customers and additional storage. Cars that will be used for lease will be stored in the lower section of the parking lot. People will lease a car for a month, two months, three months, etc., so there will not be every day movement of the cars. Ms. Percec asked if the wall sign could be scaled down a bit. (*Mr. Bombaci's comment could not be heard or understood*). Ms. Reddish explained that they want to create visibility because Eled Way is not attached to the property. Mr. Hampe said, with regard to reducing the sign, that once you are on the site, it takes something to get into the property. Once you are there, you know where you are. They do not need a very large sign, and the suggestion of reducing the sign is good. Mr. Haven agreed. He suggested a little less white space on the edges. Ms. Percec agreed that an outline/border around the sign would improve it. Mr. Gibson said that if they could do something with landscaping and the fence, it would be a plus for everyone on the street.

Mr. Gibson moved to approve the site plan as presented, to approve the waiver for the location of the pylon sign, right signage size, the setbacks of the sign, and the signage design with the following recommendations:

1. Consider a bigger post for the pylon sign out front with a blue border to frame it better.
2. Potentially reduce the wall sign, adding the same border as that on the pylon sign.
3. Consider a more horizontal scale of the building sign.

Ms. Percec seconded the motion. The vote was unanimous at 3-0.

Applicant: Panera
Project Address: 725 Providence Highway, Dedham, MA
Case #: DRAB-01-17-2213 - **SCOPING SESSION**
Property Owner/Address: Federal Realty Investment Trust, 450 Artisan Way, Suite 320, Somerville, MA 02145-1203
Materials Submitted: Site plans for proposed new building
Representative:

- Kevin F. Hampe, Esq., 411 Washington Street, Dedham, MA
- David Webster, Federal Realty Investment Trust
- Jason Berg, Hamra Enterprises, Inc., 1855 S. Ingram Mill Road, Springfield, Missouri 65804

Federal Realty proposes a free-standing 4,000 square foot Panera restaurant with a drive-thru in the parking lot at Dedham Plaza, directly down from Planet Fitness. The applicant is going before the Planning Board for major site plan review and the Conservation Commission for storm water management. The Zoning Board of Appeals granted a variance for the use in the HB zone, and for outdoor seating and the drive-thru. The Planning Board had reviewed the elevations and asked for enhancement to the building design. The site will then be reviewed afterwards.

Mr. Hampe said the Planning Board did not like the original elevations from an architectural standpoint. They questioned the composition of the materials to be used. They felt very strongly that there needed to be a redesign of the building because of its location and proximity to the highway. Unfortunately, some of the schematics did not accurately reflect the building, in that it was very flat and very bland. They were looking for something more eye-catching. They asked Mr. Berg to come back with a different set of plans, which he has done. These new elevations do a good job in enhancing the design. Planning Board feedback has been very positive.

EFIS material has been cut back. The building is mainly brick, which will be full brick at the Planning Board's request. Mr. Berg showed a sample. There is a column that will have 6" x 48" tile. The awnings would be espresso in color. The menu boards face the entrance to the plaza. Raised planters will be put around the building, and outdoor seats are shown with umbrellas. The windows are not tinted on the renderings, but they will be spandrel glass. The door for the kitchen will be relocated.

Mr. Gibson said the drive-thru window on the Route One side will have a lot of activity. He wondered if there was any consideration for putting the flat side where the traffic might go. There are fixed windows facing Route One. Rather than seeing the activity of the drive-thru, he would prefer to look at a wall with glass and with awnings, always the same. He cited Panera at Westwood Station as doing a nice job of putting the building right up on the main drag to hide the parking. He said it is a beautiful architectural building that is always beautiful, set, the same, and with no interaction or litter. He wondered if it will be hectic to look at with the drive-thru where it is located. Mr. Berg said they looked at the layout and parking with the Planning Board. If car queuing was moved to another location, they would lose four or five potentially stacking into the parking lot. Mr. Haven mentioned putting the drive-thru window facing Route One. He wished it could all be consolidated to one side. The order window faces toward Star Market, and the pick-up window faces Route One. He did not understand why it could not be just after the order window. Mr. Berg acknowledged that they are fast, but not that fast. He said it is faster to go thru the drive-thru than it is to go inside.

Mr. Gibson asked about trash. He is not questioning their dedication toward maintaining the property, but it is a busy area, and things get dropped. They have an opportunity to present a fixed façade where it will always be viewed. If people are hanging out the window, it will give a different face to Route One. Ms. Perec asked if they looked at having them both on the same side of the building. Mr. Berg said they really want at least four cars from the order window to the pick-up window to give them enough time to expedite the cars through the drive-thru. He said things will absolutely drop, but they will maintain the parking lot. Mr. Gibson was concerned about upkeep. Mr. Berg said they could add a bank of windows below the sign in back. Mr. Gibson said this would be a great improvement if it cannot be restructured because of other reasons.

There is a sign program for Dedham Plaza, but this signage is not within the sign package because this is a free-standing building within the Plaza. There will be waivers for the menu boards because they are considered a free-standing sign under the Sign Code. The menu boards will be before the ordering window, then the payment window and the pick-up window. Mr. Haven asked if they could move the menu board around the corner so it does not face the entrance to the Plaza. Mr. Berg said they left it there because it gave a few vehicles and still give good stacking before people enter the drive-thru. There is a door that allows them to take out trash faster per the Board of Health. The dumpster is located on the right side of the building facing Route One.

Mr. Haven said they are trying to come up with ideas to minimize the visual clutter that is happening on the two most visible portions of the site, i.e., the entrance to Dedham Plaza, where there is no opportunity to do any landscaping to an entrance on that side. There is more opportunity on the Route One side. Mr. Webster said there will be trees on the left side as part of their landscaping plan. Mr. McCarthy asked if they would need the sidewalk in the back now that they have moved the back door, and wondered if it could be used for landscaping. Mr. Berg said they are not sure exactly where the door will go, but that is where the sidewalk will start.

The applicant did not furnish a landscape plan, but were given a small version. Mr. Haven asked if the plan was for the entirety of the Plaza to be re-landscaped. Mr. Webster said the entire Providence Highway side would be re-landscaped in a couple of phases. They are working on plans that would affect the south side of the property, so they would propose to re-landscape that part of the property. The landscaping at the upper portion of the lot and around Panera will be done as part of this application. The rest will be in the future, but this is probably the plan they will use. Mr. Gibson said there is more depth being added between Providence Highway and where the drive-thru will be. Mr. Webster said that this presumes that they need to go to the ZBA and change the timeline. The pylon will be on the Panera site close to the corner. There will be infiltration below grade.

Materials were discussed, including EIFS, tile, and brick. There will be one issue with regard to signage above the roofline. Mr. Berg said this was done due to comments from the Planning Board to add some roofline elevation changes. Mr. Berg said there is a parapet, and Mr. McCarthy said this requires a waiver because the lettering cannot be above the roofline. Mr. Haven said it makes sense in the proposed location, but suggested that options be explored. The Applicant will return to DRAB for signage. Mr. McCarthy asked about incorporating the drive-thru in the sign as opposed to it "floating out there." Mr. Berg said that the corporate office is in charge of this sign. Mr. Haven asked them to re-think signage before they return to DRAB. The design on the awnings is a corporate standard. The one depicted is brown/orange with a design, and there

is also a green awning with a design. The green did not complement the building, so they went with brown/orange. Mr. Haven's issue is that awnings with a design always look dated immediately and especially five years from now. The Board has always recommended a solid awning, and he thought it went better with the building to have a solid awning, which would be simple and timeless. He preferred the brown/orange color, as did the rest of the Board.

Summary of Board Recommendations: Incorporate a window and awning to the left of the pick-up window. The awnings should be solid brown/orange. The drive-thru letters should be incorporated with the rest of the signage. The signage should be below the roofline as an alternate. Locations were discussed. Mr. McCarthy will send the landscape plans to the Board for consideration at a later date. Mr. Haven asked if any of the beds on the plan are existing and not associated with Panera. The pedestrian paths are the only things not on the plans. On the first set of plans, there was a landscape buffer on either side; the Planning Board asked that these be removed. Everything else outside of Panera site is existing. They are working on a pots and planter plan for under the canopy.

Ms. Percec made a motion to recommend:

1. Add a window and an awning to the left of the pick-up window.
2. Removal of the sidewalk on the south side of the building, replacing it with landscaping. The sidewalk will begin where the new door is located.
3. Main signage at front entrance to be below the roofline. Lower the signage to explore the both options of (1) design higher and (2) lower as a back-up.
4. Reduce the number of drive-in signage.
5. Recommend a solid color for the awnings in the brown/orange color.

Mr. Gibson seconded the motion. The vote was unanimous at 3-0.

Applicant:	Robert Reissfelder
Project Address:	277 Milton Street, Dedham, MA
Case #:	DRAB-04-17-2215
Property Owner/Address:	B & A Contracting, Inc., 52 Grayfield Avenue, West Roxbury, MA 02132
Materials Submitted:	<ul style="list-style-type: none">• Renderings of proposed garage• Building permit plan prepared by Norwood Engineering Co., Inc., 1410 Route One, Norwood, MA 02062• Planning Board application

Mr. McCarthy presented this application for site plan review of a proposed commercial garage. Mr. Reissfelder's son and his family live in the existing house. He would like to put up the garage to the rear of the property to store construction trucks and have an office on the second floor. The driveway would be on the right leading to the garage. There will be two curb cuts, one for the garage and one for the house. The property is located mostly in the LMA zoning district, with a wedge-shaped piece located in the General Residence zoning district. The commercial garage would be in the LMA zone, as would the access to the garage. The abutter on the residential side is a multi-family dwelling. Access issues were discussed. Mr. Gibson asked if there was a way to

have the parking for the residents in the rear. Mr. McCarthy said Mr. Reissfelder is creating separation so there will be a backyard. The pavement will be removed and a lawn planted to create this. The second driveway will be on the left. Mr. Haven said he is taking up impervious surface and putting in a driveway on the other side. Ms. Perec asked if he could use the commercial space for residential parking. Mr. McCarthy said he could, but the commercial garage is in the way. The site has some challenges, including the amount of pervious pavement, and getting in and out of the garage. He tried to do it so he could come in on the same side to a two-car garage, but width is the issue. He could change it if he wanted to, but he would have to seek a zoning change. Mr. McCarthy and the Applicant had discussed this in general.

Mr. Haven asked if materials and color had been chosen for the garage. Siding will be Hardie plank. Mr. McCarthy thought it was going to be white, but will double-check. Mr. Haven said his reaction is that the only thing that will make this better is the wedge of land to the right side of the front parking where there is an existing driveway. There is a strip of asphalt that is the width of the garage doors. What is left will be returned to green space, so it will look more like a residential scale driveway. He suggested reducing the width of the *(unintelligible)* in front of the house so you gain more green space on the current driveway side. It would almost be like the zoning line is the limit of asphalt. A tree could be planted there to replace the tree that is being cut down on the other side. There is no wiggle room on the new driveway to pull it away from the building since it is only 17.5 feet. He asked that the Applicant provide clarification on the color of the garage, and whether any signage is proposed. Mr. McCarthy will confirm this, but said there is definitely no signage.

Mr. Gibson moved to approve the site plan with the following recommended changes:

1. Add permeable green lawn on the wedge section in the east side of the General Residence zoning district.
2. Potentially transplant a tree from the commercial side to the residential side.
3. Clarify the colors of the new garage.

Ms. Perec seconded the motion. The vote was unanimous at 3-0.

Old/New Business

- Minutes could not be done because of the absence of Mr. Corey and Mr. Davey.
- Discussion of Roberts Rules of Order could not also be done because of their absence.
- Recap of East Dedham Design Guidelines: There was supposed to be a public meeting yesterday, there were quite a few cancellations from the committee, so the meeting was postponed. There is an opportunity to schedule a meeting with the Planning Board and the Design Review Advisory Board for next Thursday night, 4/13/17, for a joint review. He will check to see if Mr. Corey and Mr. Davey are available. If not, he would like the Board to ideally review them before the public meeting. There may need to be a special meeting for this. Mr. Gibson said this would be good to do in conjunction with the Planning Board. Mr. McCarthy said the Public Meeting would be on 4/18/17, which is school vacation. Mr. Haven cannot do 4/13/17. Mr. McCarthy said that, alternatively, they could meet on 4/27/17. Mr. Haven already has another meeting the following night, and preferred not to be out of the house two nights in a row. He would prefer that it not be on a

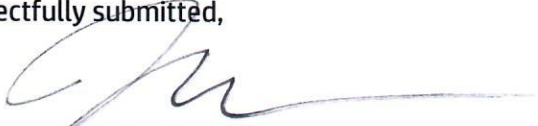
Thursday night. Mr. McCarthy said that the only night he does not have a meeting is Monday. The other option is that they could just park (?) outside of one of the meetings the week after, which would be 5/3/17. Mr. Gibson said that is ideal. The Board agreed.

- May 3, 2017 Meeting Update: The next meeting will have a mural on the agenda.

The Board then discussed a previous application (possibly Urgent Care; they did not identify it). Mr. McCarthy said they got rid of the red and showed the revision.

Ms. Percec moved to adjourn, seconded by Mr. Gibson. The vote was unanimous at 3-0.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'John Haven', with a long horizontal flourish extending to the right.

John Haven, RLA, ASLA, Chair

/snw