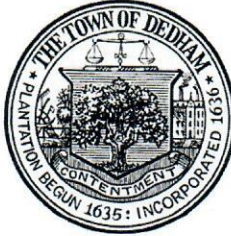


Planning Board

Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
Robert D. Aldous, Clerk
Ralph I. Steeves
James E. O'Brien IV

Planning Director

Richard J. McCarthy Jr.
rmccarthy@dedham-ma.gov

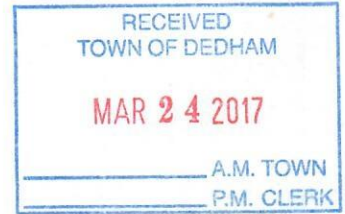


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**TOWN OF DEDHAM
PLANNING BOARD
MEETING MINUTES**

October 14, 2015, 6:30 p.m., Endicott Estate



Present: Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
Ralph I. Steeves
James E. O'Brien IV
Richard J. McCarthy, Jr., Planning Director

Call to order 6:45 p.m. The Pledge of Allegiance was recited. Plans, documents, studies, etc., referred to are incorporated as part of the public records and are on file in the Planning and Zoning office. Mr. Aldous was not present for this meeting due to illness.

PUBLIC HEARING:

Discussion of Proposed Zoning Articles 7 and 8 for Annual Town Meeting on November 16, 2015

Time: 6:45 to 7:30 p.m. Mr. Bethoney moved to open the Public Hearing, seconded by Mr. O'Brien, voted unanimously 4-0. Mr. Bethoney then moved to waive the reading of the public notice, seconded by Mr. O'Brien, voted unanimously 4-0. Public Hearing notice for the proposed zoning articles for the spring Town Meeting was posted in Town Hall on September 28, 2015, and advertised in the *Dedham Times* on September 25, 2015, and October 2, 2015. Abutting towns, City of Boston, Metropolitan Area Planning Council, and Department of Community Development were notified via certified mail, return receipt. Positions on each article were taken at the end of the Public Hearings.

Articles 7 and 8

The Planning Board, in its continuing efforts to revitalize East Dedham, particularly the square, and in conjunction with the East Dedham Revitalization Committee and other committees in the East Dedham area, proposes rezoning of certain areas from General Business, General Residence, Single Residence B, and Limited Manufacturing to a Central Business zone. Mr. McCarthy explained the timeline for this. The Master Plan Implementation Committee recommended the proposal with the caveat that they reserved the ability to review it based on community feedback. The Mother Brook Arts and Community Center and Mother Brook Community Group unanimously recommended rezoning. The EDRC also recommended this, but cannot sponsor zoning articles. A map of rezoning approved at the Spring Town Meeting was shown, as was a map of the proposed zoning changes for this Town Meeting. There has been no opposition to date.

The big change in why to rezone is that the FAR is significantly different; it is .4 in General Business and 2.4 in Central Business. A much larger area is needed to redevelop, a potential disadvantage to an owner of a smaller property who wants to redevelop under a different use category. The established permitting process is still necessary. There has been interest in redevelopment in the past, but GB zoning did not allow it. A change to Central Business would encourage this. Allowable uses in the Central Business district were discussed; the entire list is in the Zoning Bylaw. Auto dealerships and sales would not be allowed. The neighborhoods have requested the zoning change. Mixed use development in Dedham Square has resulted in at least five new buildings. It can spread to East Dedham to help revitalization this area.

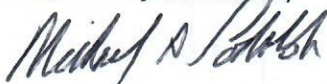
Carmen Dellolacono, Precinct 4 Town Meeting Member, asked if there has been feedback from the East Dedham neighborhood, noting that this will impact the area. Mr. Podolski said there was a large neighborhood outreach, including mailings to businesses and residents. There has not been much feedback, but there has also been nothing negative. Selectman Dennis Guilfoyle said due diligence has been done under the guidance of Mr. McCarthy. He said this is the only way investment in the area can be made. The committee will also look at the Arts Overlay District. Joe Heisler, 27 Meadow Street, Chairman of Mother Brook Community Group, said this is one of the group's priorities, and a key to revitalization with its incentive for redevelopment. It will stimulate further development as well. Discussion with neighbors has indicated that East Dedham needs this change to improve, and will bring in more people to the neighborhood and foster improvements. Mr. Podolski said that with the current zoning, business owners are confused as to what regulations apply to them, and this should clarify it for them. Dan Hart, Vice Chairman, East Dedham Revitalization Committee, said that property owners cannot do any revitalization without rezoning. Recommendations for mixed use were made in the 1940's, but the Town never followed through.

Andrea Andreassi, 37 Orchard Street, liked the concept, but asked for assurance that there would be no strip malls. She was also concerned about traffic management. Mr. Podolski said strip malls would probably not happen, as it would take combination of multiple properties and multiple owners. He acknowledged that traffic is a concern, and that it is a growing concern in Dedham Square. East Dedham has wider streets and better street markings to help with traffic flow. The East Dedham economic area is not that large, and they will work with any developer to make sure the traffic is safe.

Mr. Bethoney noted that the Board creates zoning to allow for certain types of uses, but does not pre-anticipate. Each development has characteristics and drivers, and traffic and environmental impacts are studied. When zoning is created, traffic studies are not done. Creating zoning could develop proposals that are carefully and completely reviewed by the Planning Board and its consultants. Any developer would need to mitigate any negative impacts, and any approval requires a condition requiring this.

Mr. Steeves moved to close the Public Hearing, seconded by Mr. O'Brien, voted unanimously 4-0. Mr. Steeves moved to approve the zoning proposals as presented, seconded by Mr. O'Brien, voted unanimously 4-0.

Respectfully submitted,



Michael A. Podolski, Esq., Chair