

**PLANNING BOARD**

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

Planning Director  
Richard J. McCarthy, Jr.  
[rmccarthy@dedham-ma.gov](mailto:rmccarthy@dedham-ma.gov)



Dedham Town Hall  
26 Bryant Street  
Dedham, MA 02026-4458  
Phone 781-751-9242  
Fax 781-751-9225

Administrative Assistant  
Susan Webster  
[swebster@dedham-ma.gov](mailto:swebster@dedham-ma.gov)

**TOWN OF DEDHAM  
COMMONWEALTH OF MASSACHUSETTS**

**PLANNING BOARD MEETING MINUTES**  
Thursday, March 12, 2015, 7:00 p.m., Lower Conference Room



**Present:** John R. Bethoney, Chairman  
Michael A. Podolski, Esq., Vice Chairman  
Robert D. Aldous, Clerk  
James E. O'Brien IV  
Ralph I. Steeves  
Richard J. McCarthy, Jr., Planning Director

Mr. Bethoney called the meeting to order at 7:06 p.m. The Pledge of Allegiance was recited. 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.

**Applicant:** New Cingular Wireless PCS, LLC for AT & T Mobility Corp.  
**Project Address:** 200 West Street, Dedham, MA  
**Property Owner/Address:** Norfolk County House of Corrections, 200 West Street, Dedham, MA  
**Case #:** **SITE-02-15-1947**  
**Zoning District:** Single Residence A  
**Representative(s):** Daniel Klasnick, Esq., Duval & Klasnick, LLC, 210 Broadway, Suite 204, Lynnfield, MA 01940  
**Town Consultant** Steven C. Findlen, McMahan Associates, Inc., 300 Myles Standish Boulevard, Suite 201, Taunton, MA 02780

Start 7:07 p.m. Applicant is seeking site plan modification to replace antennae and install new radio heads. All peer review comments were addressed and revised plans were submitted. Six existing antennae and three remote radio heads will be removed and replaced with six slightly shorter new ones, painted to match existing colors. Mr. Aldous advised the use of AWT 2 wire, not 2 AWG as shown. Applicant has changed this. Mr. Klasnick will check with the engineers about this and provide new plans. A sign has been provided per Mr. Findlen's request. Mr. Podolski moved to approve the site plan as presented subject to a change in the grounding wire to an aught 2 wire, seconded by Mr. Steeves, voted unanimously, 5-0. End 7:14 p.m.

**Applicant:** Cornerstone Corporation  
**Project Address:** One University Avenue, Dedham/Westwood, MA (formerly 400 Blue Hill Avenue)



**Property** 333 Westwood, LP, c/o Cornerstone Corporation, One  
**Owner/Address:** University Avenue, Suite 2C, Westwood, MA  
**Case #:** **SITE-12-15-1920**  
**Zoning District:** Limited Manufacturing A  
**Representative(s):** Eric K. Gerade, PE, LEED AP, TEC, 65 Glenn Street, Lawrence,  
 MAS 01843  
 Peter J. Celona, Cornerstone Corporation, One University  
 Avenue, Suite 2C, Westwood, MA  
**Town Consultant:** Steven C. Findlen, McMahon Associates, Inc., 300 Myles  
 Standish Boulevard, Suite 201, Taunton, MA 02780

Start 7:15 p.m. Applicant is seeking modifications to the driveway and parking lot due to access and layout changes that MassDot is undertaking for University Station. MassDOT is proposing new signals that will be erected in the spring. Modification to the parking field is necessary for safe vehicular and pedestrian access; approximately 37 spaces will be lost. They currently have 357 spaces on site. The loss will still leave them over by three spaces. Improvements will include new stormwater management features permitted by Conservation Commission. They will installing a new bio-retention basin, water quality units, and catch basins (all existing catch basins will be retrofitted with hoods). Mr. Findlen's comments have been addressed. Additional striping, signage, and wayfaring signage to the highway will be added. Adequate emergency vehicle access has been coordinated with Westwood and Dedham Fire Departments. A crosswalk connection sidewalk will connect to the existing signal. Mr. Findlen said that all nine issues have been addressed and are in full compliance with the Zoning Bylaw. The only waiver request is for internal landscaping. They propose 4% instead of the required 15%, but have actually increased the landscaping from 2%. All radii comply. Some trees will require removal due to access, new ones are proposed and shown on the plans. Mr. Podolski moved to approve the modifications to the site plan as presented with a waiver request granted for internal landscaping from 15% to 4%. He asked that this be added to the plan on page 1. Mr. Steeves seconded the motion. The vote was unanimous, 5-0. End 7:25 p.m.

**SSG, 10-24 Providence Highway:** A sound study was performed. Applicant will be painting soon (weather-dependent). David Williams, Director of Development for SSG, sent a letter seeking a temporary occupancy permit (TOP); Building Commissioner Kenneth Cimeno is deferring this to the Planning Board. Mr. O'Brien said that the clock that was agreed upon and shown on the plans is not on the building. Mr. McCarthy will get the specs for the clock for the next meeting on 4/1/15. Mr. Bethoney said that any letter approving the TOP should remind them about the clock. Mr. Podolski moved to approve a temporary occupancy permit for no more than 120 days, provided the Board receives a letter from Mr. Williams saying the clock will be included per the plan. Mr. Steeves seconded the motion. Vote was unanimous, 5-0.

**Sidewalks for Elm Street and Bussey Street:** Correspondence and plans from Beta Group, Inc. were received regarding roadway and sidewalk improvements for Bussey Street and Elm Street/Rustcraft Road. MassDot proposes the projects to improve vehicular, pedestrian, and bicycle safety operations. Both plans are 25% design comment period, and will then go to 75%-100%. Sidewalks will be concrete, although plans show paved. The Board's comment letter should reinforce that they should be concrete.



- **Bussey Street:** There will be replacement of the flashing beacon at Bussey Street and Colburn Street, rehabilitation of pavement, reconstruction of sidewalks with provision of ADA-compliant handicap ramps, and installation of new pavement markings and signs. The street will be uniform in 26 foot width north of Colburn Street with a two foot shoulder in each direction. The street south of Colburn Street will be 32 feet wide with five foot shoulders in each direction. Both streets will be restriped. Sidewalks will be a minimum of 5'6" on both sides of the street. The travel land will have a bicycle lane. Granite curbing will be installed adjacent to the sidewalk along the entire length of the project. ADA-compliant handicap ramps will be installed at the intersection of Bussey and Colburn, Colonial Drive and Clisby Avenue, and at all crosswalks. Flush brick islands and pavement markings will be installed at the intersection of Bussey Street at Colonial Drive and Clisby Avenue. There will be new pavement markings throughout.
- **Elm Street/Rustcraft Road:** Scope of work will be installation of utility poles in the areas of roadway widening, a flashing beacon at Legacy Place crosswalks, installation of granite curbing in the areas of new sidewalks, box widening and rehabilitation of pavement, installation of new sidewalks and ADA-compliant handicap ramps, and installation of new pavement markings and signs. New sidewalks will measure 5'6" along the project length. Location will be on either side of the road from Legacy Place continuing to the crosswalk connecting the Avalon complex with the MBTA station. A single sidewalk will then continue along the south side of Rustcraft Road to the crosswalk at the Red Cross building, crossing the street to run on the north side of Rustcraft Road and connecting with the existing sidewalk at Fairbanks Field.

Mr. McCarthy said that mitigation money from Davis Companies will go into the project. Mr. Bethoney asked if we had received a thank you note. Davis Companies is paying Beta Group but will pay the town first. The Town is paying for the engineering and design, then the Town will put this on the Transportation Improvement Plan (TIP) for the State, and the State will pay for construction of the project. The Engineering Department spoke preliminarily to the Conservation Commission because one sidewalk is close to resource areas; the impact will be minimized. He will write a letter and forward it to the Board for review.


**Manor Fields:** Mr. McCarthy circulated a report for Board comments on Manor Fields. If approved, he will send it to the abutters for their response.

**Design Review Advisory Board Article for Town Meeting:** The work "negotiate" will be eliminated from the article.

**East Dedham Revitalization Committee (EDRC):** Beta Group will be doing a project, and plans will be sent out.

Mr. Steeves moved to adjourn, seconded by Mr. Podolski, voted unanimously, 5-0. The meeting ended at 7:39 p.m.

Respectfully submitted,

  
Robert D. Aldous, Clerk