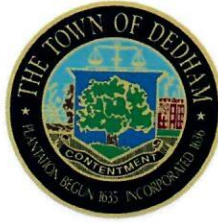


PLANNING BOARD

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

Planning Director
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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

PLANNING BOARD MEETING MINUTES
Thursday, April 2, 2015, 7:00 p.m., Lower Conference Room

Present: John R. Bethoney, Chairman
Michael A. Podolski, Esq., Vice Chairman
Robert D. Aldous, Clerk
Ralph I. Steeves
Richard J. McCarthy, Jr., Planning Director



Mr. Bethoney called the meeting to order at 7:10 p.m. The Pledge of Allegiance was recited. Mr. O'Brien was not present. 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: LSREF2 Clover Property 13, LLC
Project Address: Lot 4, Meadow Road, Dedham, MA
Property Owner: LSREF2 Clover Property 13, LLC
Property Owner Address: 2711 N. Haskell Avenue, Suite 1700, Dallas, TX 75204
Case #: **SITE-01-15-1933**
Zoning District: LMB, 171/97
Representative(s): David Kelly, President, Kelly Engineering Group, 0 Campanelli Drive, Braintree, MA 02184
Garrett Horsfall, Kelly Engineering Group, 0 Campanelli Drive, Braintree, MA 02184
Town Consultant: McMahan Associates, Inc., 300 Myles Standish Boulevard, Suite 201, Taunton, MA 02780

Begin 9:05 p.m. The application is directly connected to the MS Walker project because it is on the parcel that they purchased today. The MBTA Ride occupies a large portion of 100 Meadow Road, but needs to move to 300 Meadow Road to accommodate construction for MS Walker. The west side of the railroad line is the MS Walker parcel; this location is on the east side. The boundary between Dedham and Hyde Park was delineated. To accommodate the loss of parking, they propose a small increase of about 20,000 square feet in impervious coverage. The entire lot is about 36.5 acres, of which about 22 acres are in Dedham and about 17 acres are in Hyde Park. The existing building is about 439,000 square feet; approximately 156,000 square feet is in Dedham.

They propose adding a section of pavement because that portion of the parking for the Ride is very inefficient and follows an odd curve, and this presents an opportunity to upgrade the site and improve circulation. The site has always been used as a distribution facility or an industrial development. The proposal is to improve circulation. The parking lot will be completely restriped in a way that works for the Ride. There will be new islands, which will have new trees, and there will be a fairly substantial increase in landscaping. The site is nonconforming with 4% landscaping; the proposal will increase this to 9%. There will be a fairly substantial stormwater mitigation system that will treat and enhance run off, as well as provide enhancements to the remainder of the storm drain system. They are working with the Conservation Commission. Their second meeting will be on April 16, 2015. There is a buffer zone associated with the wetlands. They are working on the Conservation Commission's peer review consultant comments. Drainage is an issue that Mr. Kelly expects that they can handle in due course.

McMahon Associates has performed a peer review. In a letter on March 31, 2015, McMahon indicated satisfaction with how they addressed the signage comments and how parking will be assigned for the various uses. There will be 300 spaces provided for the Ride for storage of their vehicles. The project only requires about 183 spaces, and they have 458. How the Ride would work was explained, and that they meet the requirements for parking. DRAB suggested minor adjustments to plant material, and this has been incorporated. The Engineering Department's conditions have been addressed. The waivers requested are primarily due to the fact that the site is old and outdated. They are attempting to bring the site up to a better standard. It is to be noted that only the Dedham portion is being considered.

1. WAIVER for parking spaces and aisles. Many spaces are larger of the Ride's vans.
2. WAIVER for three inches of asphalt instead of required 3.5 inches. No heavy vehicles are proposed for this area.
3. WAIVER for 9% landscaping instead of the required 15%. They will be increasing it from the existing 4%.
4. WAIVER for estimated cost of construction. There is no contractor yet.
5. WAIVER to not provide polar diagram. They are not proposing any changes in lighting on the property, as the operation of the site will be largely during the daytime.
6. WAIVER to not provide a polar diagram. They are not proposing any changes in lighting on the property, as the operation of the site will be largely in the daytime.

McMahon Associates conducted a review of the site plan and there were eleven issues identified. All issues have been addressed.

Landscaping was explained in detail. The Board discussed what areas were for parking, i.e., a loading area and a truck storage area. The parking for various entities, i.e., Gentle Giant Moving Company, management, and a portion of the building that is currently vacant was also discussed. Mr. Bethoney asked whether they have accounted for all the parking as though they were fully occupied. Mr. Kelly said they have. McMahon Associates agreed. Their concern was whether they would be able to have those spaces for future use, and they will.

Mr. Podolski confirmed with the Applicant and McMahon Associates that there will be six waiver requests. He moved to approve the plan as presented with waivers as requested to be

listed on the plan and in the decision, subject to review by the Conservation Commission and review of the ultimate decision; Mr. Steeves seconded, unanimously voted 4-0. End 9:34 p.m.

Mr. Bethoney noted that the next item on the agenda, Tesla Motors, 840 Providence Highway, will not be coming this evening. They will be coming at a future time.

Applicant:	Clarissa Robyn and Nick Nicolazzo - <i>SCOPING SESSION</i>
Project Address:	58 McDonald Street, Dedham, MA
Property Owner:	McDonald Street, LLC
Property Owner Address:	58 McDonald Street, Dedham, MA
Case #:	SITE-04-15-1963
Zoning District:	LMA
Representative(s):	Nick Nicolazzo, owner Clarissa Robyn, 278 Whiting Avenue, Dedham, MA

Scoping session began at 9:36 p.m. The Applicants presented a new, more detailed plan for a potential Montessori school/daycare facility in the front portion of the building at 58 McDonald Street. The fence across the parking lot shown on the previous could not be done. The plan was to add more greenery, but she would like to add a 1,500 square foot playground outside; Mr. Nicolazzo was willing to give up parking spaces to accommodate that. There will be no exterior renovations to the building, but he would like to add trees and modify the parking. There will be no queuing for cars, and there will be a play area. The *scoping session* is to see if the proposal works, after which she would formally file to modify the plan.

Forty children, ages 2.9 to 6 years, will attend the school all day, year round. Hours would be 8 a.m. to 5:30 p.m., with early care at 7:30 a.m. to 6 p.m., allowing parents to commute to jobs. There will be five teachers, one director, and one acting consulting director. There will be no pickups or drop offs during the school day since it is an all-day school. Everything complies, including aisle widths and parking space size. Plans for interior renovations were shown. Sixteen parking spaces are required for the use, and one handicapped space is required; they have two. The lot has been striped, but will be re-striped if approved. Ms. Robyn has not yet made neighbors aware of the school, but believes it will be good for the neighborhood. Mr. Bethoney advised her to discuss the plan with the neighbors to see if there are any concerns prior to formally filing. Mr. Steeves said the fence must be built or there will be no permit. Mr. Nicolazzo said it would be installed.

Mr. Bethoney was in favor of the concept. Mr. Podolski asked about snow storage, and Mr. Nicolazzo said they did fine this past winter, which had record-breaking snow. He will review this with Mr. McCarthy. The Applicant would like to formally file as soon as possible. Mr. Bethoney said the project will require peer review for landscaping and parking. He advised them to work with Mr. McCarthy and return to the April 16, 2015, meeting. End 9:58 p.m.

Dedham Country and Polo Club: The DCPC would like to open a third paddle court. The site has been through peer review. The Board is fine with limiting the scope to that area.

Tripartite Agreement for Liana Estates: Mr. Bethoney stated that he had recused himself from all meetings and had not participated in any meetings regarding Liana Estates. He was never present for any meeting, and therefore would not be signing the agreement because the agency at which he works has a professional relationship with Supreme Development. He left the hearing room at 10:03 p.m. and did not participate in any part of this discussion. Mr. Podolski assumed the Chair.

Their mortgage that states that Supreme Development would be paid \$200,000 for roadwork and water and sewer going in. The amount is the bank's estimate of what it would cost. On the last page, it said that the bank had agreed not to release money to Supreme Development except according to the schedule, but only as approved by the Board. Mr. Zahka cited this in the agreement and explained the reasoning behind it. By having this agreement, the covenant is eliminated. The bank will hold the \$200,000. When the water and sewer are completed and verified, the loan says that Supreme would get \$125,000. The way Mr. Zahka has set this up, Supreme would get \$113,750. The bank will keep part of the money until the Board approves the binder coat. The Board needs to vote to release the covenant by stating that adequate security (the agreement) has been furnished to insure construction of ways and municipal services. There could possibly be funds left over when it is all done. Mr. Aldous asked what would happen in the event that it could not be done for that amount of money; it was explained that this is why an additional 15% would be held back. The Town will hold back 15% more than estimated cost of the work, which will be a cushion. This will be less of an issue because it will be a private road. The Board signed the tripartite agreement and Ms. Webster notarized it.

Mr. Steeves made a motion to adjourn, seconded by Mr. Aldous, voted unanimously, 4-0. End 10:30 p.m.

Respectfully submitted,

Robert D. Aldous, Clerk

