

PLANNING BOARD

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

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TOWN OF DEDHAM
PLANNING BOARD MEETING MINUTES
Thursday, April 16, 2015, 7:00 p.m., Lower Conference Room

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



Mr. Bethoney was absent due to illness; Mr. Podolski assumed the chair. Call to order was at 7:03 p.m. The Pledge of Allegiance was recited. 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: Apex Property, LLC
Project Address: 320 Washington Street, Dedham, MA
Property Owner: Apex Property, LLC
Property Owner Address: 1 Thorpe Road, Needham, MA 02494
Case #: **SITE-04-15-1956**
Zoning District: Central Business
Representative(s): Peter A. Zahka II, Esq., 12 School Street, Dedham, MA
Joshua Glass, Apex Property, LLC, 1 Thorpe Road, Needham, MA

Start 7:06 p.m. The Applicant wants to add a dumpster to the property. Papa John's, a take-out restaurant, leases half of the building, and the other side is vacant. There will be no actual cooking on the site; everything is shipped to the business, heated, and sold. The 6-8 cubic foot dumpster will be located on an 8' x 8' pad, and will be on the side of Route 1. The question is whether this triggers a site plan review and, if so, whether the Board would waive this. They have not yet discussed this with the Fire Department, but Mr. Zahka said this could be a condition of the approval. There are currently eight spaces plus one handicapped space. This would require in-house review per to the ZBL. Existing spaces would be striped and a fence installed as required by the Town. This would be the official plan on file since there is none. Parking is one space per 200 feet. There will be no seating, so the number is sufficient for the building. Mr. Aldous was in favor of the business since the site has been empty for a long time. Mr. Steeves moved to determine that site plan review is not necessary, seconded by Mr. Aldous, and unanimously voted, 4-0. Before proceeding with the business, the Applicant will check with the Fire Department. End 7:14 p.m.

Applicant:	Tesla Sales and Service
Project Address:	840 Providence Highway, Dedham, MA
Property Owner:	Owen Motors, Inc.
Property Owner Address:	840 Providence Highway, Dedham, MA
Case #:	SITE-02-15-1921
Zoning District:	Highway Business
Representative(s):	Kevin F. Hampe, Esq., 411 Washington Street, Dedham, MA Brian Dunn, MBL Land Development, 480 Turnpike Street, South Easton, MA 02375 Dillon Okner, Project Manager, Retail Development, Tesla Christy Ortins, Design Manager, Tesla

Start 7:15 p.m. Tesla was granted a Class I license by the Board of Selectmen. DRAB has approved the signage. The ZBA approved the request for an internally illuminated LED monument sign with a total signage area of 160 square feet, and a waiver for a front yard setback of 5 feet instead of the required 25 feet to replace the existing 35 foot pylon sign. It also approved a special permit to alter and expand a nonconforming use as a motor vehicle dealership by the installation of eight Supercharger Pedestals and Supercharger equipment to service Tesla Electric owner vehicles, a variance to install said Supercharger equipment 5.72 feet from the side property line instead of the required 20 feet, and a variance for the pedestals to have a front yard setback of 13 feet instead of the required 30 feet for superchargers and pedestals.

Plans were filed for minor site plan review for the site and parking, taking into account the pedestals, superchargers, and the sign. Amended plans show reduction in the amount of landscaping on site from the original proposal, primarily in front of the building, and removal of landscaping from the sides where there are fences. The plans were sent to McMahon Associates for review. They have incorporated McMahon's previous suggestions.

They requested a waiver on the 15% landscaping requirement. There is currently no landscaping along the front, and landscaping along the edges of the property has been removed. They will paint the existing light poles and possibly replace the lamps. New fencing will be installed along the side, and there will be new gates and privacy screening on the north and south sides. The gates will remain closed unless there is a moving vehicle. There will be no Tesla cars in front, but they will be in the showroom. Charging a vehicle takes about 30 minutes, and is a self-service. The percentages shown on the new plan are correct. There will be no fence behind the superchargers at this time. There will be a retention wall and a curb stop. The supercharger will be fenced in with a wood stockade fence; Mr. Podolski suggested something nicer. The transformer will have bollards around it. There is a 4-foot grade difference between the abutters in back.

Mr. Podolski asked why landscaping was removed; Mr. Hampe said these are spaces for service parking. The Board wants as much green on the site as possible, and asked why landscaping cannot be kept in front of the building. Ms. Ortins said there has been a budget cutback. They tried to pick elements that did not affect the view. There is no landscaping on the Summer Shack side due to a grade difference. There is a berm with landscaping on that side. They were asked why they could not take 100 feet of landscaping from there and 60 feet from the other side and put it out front. More landscaping is being removed than replaced.

The front is all asphalt, which is why the Board wants landscaping there. Ms. Ortins said they only removed the edges, not the front landscaping. The drive aisle is 24 feet from the edge of the curbing to the planting bed. Mr. Aldous said the front should be put back with more greenery. The applicant said it would need a waiver on aisle width if they did that. He said that 24 parking spaces are required, and they have 34. Mr. Podolski said this is just in front, and asked what the entire site needed. Mr. Dunn only calculated the front. Mr. Hampe said there is an excess amount of parking; Mr. Podolski said they should lose a few spaces and widen the landscape buffers, which makes more sense than reducing aisle width. The Board said they should increase the landscape buffer on both sides of the sign and on the ends. McMahan will need to review the lighting again. There are lights where the superchargers are located. There is a lot of mulch but only one tree. The Board wants a flagpole. McMahan will review the amended plan. End 7:54 p.m.

Applicant: Symphony of Light
Project Address: 55 McNeil Way, Dedham, MA
Property Owner: 850 Providence Highway Associates, c/o McNeil Associates
Property Owner Address: 75 McNeil Way, Suite 301, Dedham, MA 02026
Case #: **SITE-06-14-1857**
Zoning District: Highway Business
Representative(s): Mark Armstrong, AIA, 61 Vaughn Avenue, Newton, MA
David Donahue, CMAC

Start 7:56 p.m. The scope of the project has been expanded because of leaking on the exterior finish. Samples of the stucco were shown, which will be white and gray, with the foundation and the coping dark brown. Signage is being reviewed by DRAB. Mr. Steeves discussed foam with the Applicant. Mr. Steeves moved to approve the façade changes, seconded by Mr. Aldous, and voted unanimously, 4-0. End 8:05 p.m.

Applicant: Petruzziello Properties, LLC
Project Address: 350 Washington Street, Dedham, MA
Property Owner: 350 Washington Street Realty Trust, Kenneth K. Hoang, Trustee
Property Owner Address: 350 Washington Street, Dedham, MA 02026
Case #: **SITE-04-15-1958 - SCOPING SESSION**
Zoning District: Central Business
Representative(s): Peter A. Zahka II, Esq.
Giorgio Petruzziello
Michael McKay, AIA

Start 8:07 p.m. The applicant is entering into an agreement to purchase 350 Washington Street, which contains 24,460 square feet with over 160 feet of frontage on Washington Street and Harris Street. It is separated by a right of way on the right side of the property. The existing building will be demolished and replaced with a new four-story mixed use building with 8,400 square feet of commercial floor area on the first floor, and 60 one-bedroom apartments on the three upper floors. There will be approximately 91 parking spaces on the site. Going by the calculations specifying one space per apartment, the applicant will be shy

three spaces. If a restaurant goes into the retail space, parking will need to be recalculated. The ZBL shows flexibility. In any event, parking requirements will be met.

The design was reviewed. The residential entrance will be on Harris Street. There will be a rotunda with a curved wall following the curb. It will be 6 feet from the sidewalk, similar to Petruzziello Plaza. The grade at the edge of the existing building drops 10 feet, allowing for a garage under the building. The elevator will be in back. Apartments will be 800 square feet. The building is over 25,000 square feet and requires a Special Permit as a Major Nonresidential Project. Uses will be addressed once a formal filing is made. Kikuyama's liquor license has been obtained. Parking analysis will be done based on a restaurant. There will be 8 feet between the front of the cars and the right of way. Full elevations will be given when the application is filed. There will be a small retaining wall. Another rounded tower on top of the rotunda was suggested. It was considered, but the feeling was that it would get lost. Plans will be drawn up to show this, however. There will be a flag on top and possibly a false balcony. It was recommended that there be as much sidewalk as possible.

The Board wondered if there would be a problem for people getting out because of the existing traffic. The building is being set back an extra 6 feet, but the Board said there would be traffic issues anyway. A traffic report will be done. The applicant will look into having the poles removed or moved; these poles feed to Route 1. Mr. Podolski commented that this is an ambitious concept. End 8:35 p.m.

Applicant:	Dedham 865 Realty Venture Nominee Trust and Dedham 875 Realty Venture Nominee Trust, Michael Argiros, Trustee
Project Address:	865-875 Providence Highway
Property Owner:	The New 865 Realty Trust
Property Owner Address:	1461 VFW Parkway, West Roxbury, MA 02132
Case #:	SITE-04-15-1957 - SCOPING SESSION
Zoning District:	RDO/Single Residence B
Representative(s):	Peter A. Zahka II, Esq., 12 School Street, Dedham, MA

The lots have almost 47,000 square feet of land with about 320 feet of frontage on Route 1. The existing buildings have about 22,000 square feet of floor area. The proposal is to demolish the two existing buildings and construct two new one-story retail buildings, one with 6,800 square feet and the other with 4,680 square feet. Tenants are to be determined. An informal meeting was held with Mr. McCarthy and Mr. Cimeno, who suggested more creativity with the site to benefit the neighbors. They propose closing the cut-through so that no traffic goes through the residential neighborhood. To accomplish that, they have moved the buildings forward, and plan to landscape from the property lines to the buildings. Parking will be in the rear with 24 foot aisles. They propose a drive-through and one-way circulation with right turn only. There will be a small landscape buffer. Existing landscaping off property will be retained and incorporated; the State will likely approve this. The renderings and elevations bring in different elements for height elevation. They are considering walkways, although this is not definite. The front may have fake stores with all entrances in back.

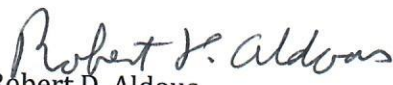
Mr. Zahka asked the Board's support to go to the Zoning Board of Appeals for a Special Permit for uses. There are also pre-existing nonconformities on site. A dialogue with the Town and Town Counsel has begun to abandon a portion of Wilson Avenue to Route One. Ownership of the property would go 50% to the owners on either side. If that happens, they will return to the Board. If it works, Wilson Avenue would become a dead end. The buildings will not get larger than what is proposed. There is also a dialogue concerning a segment in the back, which would give more maneuverability. They would return to the Board for an amendment. This would not expand the building. As it stands, proposed floor area will be 50% less compared to the existing floor area. They plan to discuss the proposal with the neighbors, and then go to the ZBA. They will come to the Planning Board for major site plan review. The sidewalk belongs to the State. It will probably be 5-10 feet from the property line, with one end being 5 feet and the other ten feet. The Applicant would work with the State to adopt a strip in front, which will add ten feet. Landscaping in front will improve both the building and State property. They will need a waiver for the landscaping on the property; this would be much more than current conditions. The Applicant does not own Orchard Street, but does have rights. The land is not registered; it would not be conveyed to them. The project will be a Major Nonresidential Project. They will request building setback and landscape waivers. Neighbors will be notified of the ZBA meeting. They will only proceed with the property on site. There may be alternatives, which will be worked out with the Board. They will repave the lot to today's standards. The buildings would not be increased if waivers were obtained. Mr. Steeves noted that the rendering does not show the ten feet on the north side of Route One to the south side where it is 20 feet. Mr. Zahka said they would want to allow the building frontage to be five feet off the property line, and to allow the frontage landscape buffer to be five feet on one end and 10 feet on the other. Mr. Steeves said there must be more landscaping in front. Mr. Zahka will show the plans to the ZBA, including the setbacks, and a letter will be written for them. End 9:00 p.m.

Old/New Business

Review of minutes was postponed because of Mr. Bethoney's absence.

Mr. Steeves made a motion to adjourn, seconded by Mr. Aldous, unanimously voted, 4-0. The meeting adjourned at 9:12 p.m.

Respectfully submitted,


Robert D. Aldous
Clerk, Town of Dedham Planning Board