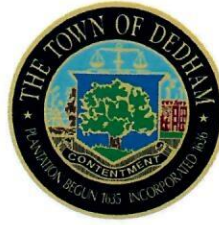


PLANNING BOARD

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

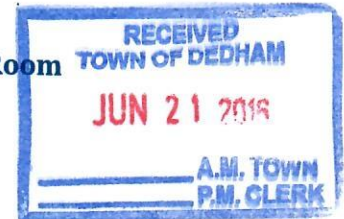
Planning Director
Richard J. McCarthy, Jr.
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Administrative Assistant
Susan Webster
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TOWN OF DEDHAM
PLANNING BOARD MEETING MINUTES
Thursday, May 14, 2015, 7 p.m., Lower Conference Room



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 6:45 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. The minutes were created from Ms. Webster's notes due to a problem with the recording equipment.

Applicant: SSG Development
Project Address: 10-24 Providence Highway, Dedham, MA
Case #: **SITE-09-11-1430**
Zoning District: Highway Business
Representative(s): Gordon Wells, SSG Development

Start 6:46 p.m. SSG was required to plant 96 arborvitae in back of the property, but the species is unavailable. A landscape architect recommended a different type of 12-foot tall arborvitae. If any should die, they will be replaced. SSG requests three speed bumps in front of the building to slow traffic, and elimination of the gate at the front loading dock to alleviate congestion. The power company asked for a 15 foot double drive gate to access power lines on the right side of the fence. The Board had no issue with the requests. Speed humps were suggested instead of bumps; they have the same effect, but are wider, more gradual, and easier to plow. The humps will be marked. The owner of the adjacent car lot will be paving in the next few weeks. Mr. Bethoney said that the mitigation should be put on the plan. Mr. Podolski moved that the changes be considered insubstantial, and moved to accept them subject to presenting a plan with the date, speed humps, and new trees. Mr. Steeves seconded the motion, unanimously voted, 5-0. End 6:58 p.m.

Applicant: NIP Owner, LLC
Project Address: 480 Sprague Street, Dedham, MA
Property Owner: NIP Owner, LLC
Property Owner Address: 11111 Santa Monica Boulevard, #750, Los Angeles, CA
Case #: **SITE-05-14-1844**
Zoning District: Limited Manufacturing A

Representative(s):

- John Mannix, Principal, Director of Acquisitions, Griffith Properties, 260 Franklin Street, Boston, MA 02110
- Douglas Hartnett, Managing Principal, Highpoint Engineering, Inc., 45 Dan Road, Suite 140, Canton, MA 02021

Start 6:58 p.m. Griffith Properties will be closing on the property on May 15, 2015. Mr. Hartnett showed a new plan that addressed the Board's comments. They will be filing to widen the eastern entrance to allow better maneuverability for trucks; it will otherwise stay the same. The layout will be basically the same. The driveway will shift to accommodate the Manor Fields driveway, and will allow for fire apparatus turning. Snow storage will be provided. A peer review has been done with the Conservation Commission. There is a vacant 60,000 square foot portion of the building that want to market this for large tenants. Inquiries have been received about driving into the building, so they propose installing a concrete ramp so vans can be driven in, unload, and drive out. The original plan was reviewed by McMahon Associates. Vegetation will remain, and there is plenty of parking. Waivers requested:

1. Maintain the parking reduction that was previously granted.
2. Allow 15% internal landscaping.
3. Waiver from a photometric study.

These will be listed on the plan and detailed in writing. They will return on May 28, 2015. End 7:07 p.m.

PUBLIC HEARING

Applicant:

M.S. Walker, Inc.

Project Address:

100-112 Meadow Road, Dedham, MA

Case #:

SITE-01-15-1935

Zoning District:

Limited Manufacturing A

Representative(s):

- Peter A. Zahka II, Esq., 12 School Street, Dedham, MA
- Scott Allen, Vice President and General Manager, M.S. Walker, Inc., 20 Third Avenue, Somerville, MA 02143
- Stephen Senna, National Development, 2310 Washington Street, Newton Lower Falls, MA 02462
- Justin Dufresne, P.E., Project Manager/Engineer, VHB, 99 High Street, 10th Floor, Boston, MA 02110
- Vinod Kalikiri, Traffic Engineer/Project Manager, VHB, 99 High Street, 10th Floor, Boston, MA 02110
- Eric Peterson, Project Architect, SMMA, 1000 Massachusetts Avenue, Cambridge, MA 02138

Town Consultant

Steven Findlen, Project Manager, McMahon Associates

Start 7:08 p.m. Mr. Podolski moved to waive reading of the public notice, seconded by Mr. Aldous, voted unanimously, 5-0. Mr. Podolski moved to open the Public Hearing, seconded by Mr. Aldous, voted unanimously, 5-0.

Application for a Major Nonresidential Project was submitted for development for a 140,000 square foot manufacturing, rectification, warehouse, and distribution building. The Planning Board is the Special Permit Granting Authority for all other Special Permits. A Special Permit is

needed for work in a flood zone, for the uses noted in the Aquifer Protection Overlay District, and for fences with a height of up to 12 feet. Timeline to date:

March 6, 2015	Meeting with Town to determine scope of project. Traffic study submitted.
April 3, 2015	Official, full application submitted including full plans, impact assessment statement (traffic, environmental, fiscal impact analysis), preliminary architectural drawings, and stormwater management report.
April 22, 2015	Public Hearing notice mailed to Dedham and Hyde Park abutters. Affidavit of mailing filed in record.
April 24, May 1, 2015	Public Hearing notice advertised in <i>Dedham Times</i> as required

Waivers Requested:

1. Special Permits/variances and request for one waiver to allow the parking lot to have 140 spaces instead of the required 281, and for 52 of those spaces to be land banked for future use.
2. Three specific insubstantial modifications.

ZBA granted variances on February 25, 2015, to divide an approximate 31.95 acre lot (approximately 14.67 acres in Dedham, approximately 17.28 acres in Boston) into two new lots, one of which will have approximately 12.86 acres of land (located entirely within the Town of Dedham) with frontage of zero (0) feet, a lot width of zero (0) feet, and a front yard setback of zero (0) feet, and to allow development of both lots without a landscape frontage strip, perimeter landscaping, or interior landscaping. Three project review meetings have been held, and the application was submitted to McMahan Associates for peer review. Traffic has been adequately addressed, and a response was given to the Engineering Department. A Determination of Applicability was submitted to Conservation Commission with a Stormwater Management Permit.

Mr. Allen gave a history of the company. Because the City of Somerville was taken by the City, the company needed to move to a location that had rail and public transportation. Employees (approximately 35-50) are generally long term, and hours are 7 a.m. to 3 p.m., Monday thru Friday; this may change to 6 a.m. to 2 p.m. to accommodate North Shore employees. There will be no night or weekend hours. There will be security and cameras 24/7. Permits are required but cannot be obtained until the facility is built. Materials will be obtained by rail. There have never been spill issues. The only hazardous material is alcohol. Operation is silent and odorless, and they will be respectful of long-term neighbors. They do not do distilling. Rectification is taking distilled spirits from other places by rail or tanker trucks, and breaking it down into flavors.

There is no direct access from Dedham, only from Neponset Valley Parkway to Meadow Road in Hyde Park. The property is separated by two additional lots; the site is only on Lot 10. Access is via easements over their own property or over an adjoining parcel not purchased by M.S. Walker. The property is underutilized, neglected, and deteriorating with areas that are vacant and some that have been demolished down to slab. The parking lot is deteriorating. A berm and a wooded area separates it from a neighborhood. There is an Amtrak rail spur with an existing sound barrier. They are working with Conservation Commission regarding wetlands on the property. They hope to permit the site for 140 spaces, and landscape the land banking area with 52 spaces for now. If approved, one condition would be that the company would have the right to construct them if needed, or if the Town determined the need for the spaces. Two options for site access were reviewed.

Locations of the parking, loading docks, and trucking were shown to the Board. They propose 60,000 square feet of landscaped area. There will be water and sewer, which currently comes out Meadow View Road in Boston. There will be extensive stormwater facilities on site, and they would like another subsurface infiltration system. No spill over was noted on the lighting plan. There will be some parking lot lighting for security reasons, but no night operations. A fence will enclose the silo in back (50 feet tall, maximum) where the tanks are. There will be concrete walls on either side to contain any spills. Architecture was briefly discussed. The process is highly automated, and they will ship filled bottles/cartons. Materials to be used were reviewed. Elevation views were shown. Mr. Bethoney told him that the renderings become part of the decision, and what is shown is expected to be there. The silos will be dull stainless steel, but cannot be painted. The neighbors will not see anything from street level because of the wall. The top of the tanks would be seen from certain second stories. The largest tank is 30,000 gallons. Mr. Zahka said there was one meeting with the Manor neighborhood, and another is scheduled for May 27, 2015. Leaflets were also sent out well beyond the abutter distance. Analysis of traffic flow was discussed. All comments from McMahan Associates were addressed. There are roads with traffic restriction, and some roads do not allow trucks. A route from Route 128, down Washington Street (Route 138), to Neponset Valley Parkway, and then to Meadow Road was discussed, noting that bridge clearance is a limiting factor. Trucks must turn right to Route 138 and then to Route 128.

Mr. Findlen explained that he was hired by the Planning Board to review the project at the expense of the Applicant. Trucks will not go through Dedham and will not affect the neighborhoods. There may be trucks waiting, but they will not be idling in the morning. Information data, and the methodology were all accurate and appropriate, and he deemed the site safe and efficient. Pavement markings and landscaping are the only remaining issues. The Applicant said these will be included on the plans. Idling areas will be noted with signs. Mr. Podolski asked Mr. Dufresne to investigate landscaping to cushion noise from the ground level loading docks. There will be about 20 trucks per day, 16-17 with finished goods that go out during business hours. The idling lane will be between two buildings, and the raw material trucks will go to the loading bays. It is hoped that approximately 40 employees will be able to use the commuter rail, which is .4 mile away, as well as two bus routes. Access is through a gate. Mr. O'Brien asked if there had been negotiations with Boston Building Trades. Mr. Allen has spoken with them, and will give an option to use them. A third party reviewer has been hired to review fire codes with Mr. Senna and Fire Chief to ensure that the building is fully compliant with the code. They will need a permit from the Board of Selectmen for flammable storage equipment. The Chief has seen the plan, and had no issues. The only request for a waiver will be for parking and land banking. Variances for landscaping were granted by the Zoning Board of Appeals, as was one for perimeter landscaping, as there is no actual perimeter.

Abutters were notified of this Public Hearing, but no one was present for comments. Mr. Zahka said they met with the neighbors, and they are satisfied. The project will be continued to May 28, 2015, at which time an explanation of how traffic impact assessments were satisfied, environmental and stormwater issues, community and fiscal impacts, will be presented. A benefits analysis will also be presented. Mr. Podolski moved to continue the Public Hearing to May 28, 2015, seconded by Mr. O'Brien, unanimously voted 5-0. End 8:40 p.m.

The Board took a short break, then resumed the meeting at 8:46 p.m.

Applicant: **RAJ Realty Trust**

Project Address: 187 Bridge Street, Dedham, MA
Case #: SITE-03-15-1950
Zoning District: LB
Representative(s): Peter A. Zahka II, Esq., 12 School Street, Dedham, MA
Steven David, 30 Eastbrook Road, Dedham, MA
Michael McKay, AIA, 35 Bryant Street, Dedham, MA

Start 8:46 p.m. Applicant plans to demolish the existing building at 187 Bridge Street, and construct a new three-story mixed use building on a site with 8,800 square feet of land, 84 feet of frontage on Bridge Street, and 94 feet of frontage on Beacon Street. The first floor would have 1,144 square feet of commercial space, and the second and third floors would have two one-bedroom, two story apartments. There are currently 10 parking spaces. Exit from the site will be one-way onto Beacon Street. Landscaping will be installed in the front and the back, including a rain garden in front, and a six-foot fence erected along the rear property line. The project is as of right and satisfies all Zoning Bylaw requirements, including parking. The design as shown on the renderings is now more traditional and in keeping with the neighborhood. Directional arrows will be painted on the pavement.

Mr. Zahka is seeking approval subject to final submission of the plans. There has been no decision on whether Conservation Commission needs to approve the project. Jason Mammone, P.E., Director of Engineering, said the drain needs to be inspected; Mr. David thought this had been done. Waivers to be requested:

1. **WAIVER** to allow parking in the front yard setback
2. **WAIVER** to allow sign in the front yard setback
3. **WAIVER** to allow parking spaces to be 17' and 18' long
4. **WAIVER** of 5' landscape buffer to residential district and to allow a fence instead
5. **WAIVER** of frontage landscape strip
6. **WAIVER** of 15% interior landscaping
7. **WAIVER** of 5' perimeter landscaping

Mr. Podolski moved to approve the project subject to submission of appropriate plans with the modifications discussed and the list of waivers, as well as a mutually agreed upon Certificate of Action, seconded by Mr. Aldous, unanimously voted, 5-0. The leaching basins continue to work on the site, so they are not proposing to replace them. Mr. Zahka said he felt that Engineering overstepped its bounds by requesting that the existing town catch basin be replaced by a new deep sump catch basin, but they will agree to change this. Extensive discussion took place in this regard. This will be incorporated into the Certificate of Action, and the motion was amended to include this. Materials list will be provided. End 9:19 p.m.

Applicant: Norfolk and Dedham Group
Project Address: 222 Ames Street, Dedham, MA
Case #: SITE-04-15-1960
Zoning District: GB
Representative(s): Peter A. Zahka II, Esq., 3 School Street, Dedham, M
Michael McKay, AIA, 35 Bryant Street, Dedham, MA

Start 9:20 p.m. Applicant is seeking determination whether the project requires site plan review. A parking plan was approved in 2012; 144 parking spaces were required, 176 provided. A 5,000 square foot second story addition is proposed, which requires 17 spaces, raising the required to 161. No changes are proposed to the parking lot. A rendering of the proposed addition shows no

change to the parking, driveway, or landscaping. Mr. Steeves moved to waive the requirements for site plan review, seconded by Mr. Aldous, unanimously voted 5-0. Materials list for the buildout will be submitted. End 9:29 p.m.

OLD/NEW BUSINESS

Start 9:29 p.m.

Rustcraft Road Plans: Mr. Zahka said there have been some minor design changes per the Planning Board and the Building Commissioner:

1. The screen protecting parking has been removed.
2. The Building Commissioner wanted the fire protection closet to have walkway pavers all the way.
3. The driveway going out to Central Avenue has been changed to one-way entrance only with additional signage and pavement markings per the Planning Board.
4. They have abandoned the water vault due to electrical wires running through it.
5. The water service has been upgraded.
6. Exit signage has been added.
7. The labeling on the plan is new.

Review of Certificates of Action: These were signed by Mr. Aldous.

Jack Audy: A plan will be submitted so he can come in on May 28, 2015.

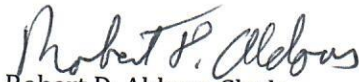
Wally Sybertz, Depot Avenue: **Prior to the beginning of the meeting, Mr. Bethoney made the statement that he is recusing himself from this meeting. He explained that the agency at which he works has a professional relationship with the applicant. He left the building at 9:40 p.m. and did not participate in any part of this meeting or consideration of the proposal. Mr. Podolski assumed the role of Chair.**

Applicant wants to build a single family dwelling on Depot Avenue near the Endicott Rail Station. Fire Chief Spillane wants sufficient access for the Fire Department. The DPW will relocate the guard rail in front of the property, and will provide access for the Fire Department. The plan needs to be updated. Mr. Sybertz met with Joe Flanagan, who wants him to extend Depot Avenue and provide a sidewalk. He also wants to be sure that a binder coat is on prior to construction for rail riders; this will be done. Building Commissioner Kenneth Cimeno wants the Planning Board to review the project.

Sally Joslin, 2 Burgess Lane: Mrs. Joslin wants her Form A fee refunded because she withdrew her application. Town Counsel will be consulted for an opinion and recommendation.

Mr. Podolski moved to adjourn, seconded by Mr. Steeves, voted unanimously, 4-0. End 9:43 p.m.

Respectfully submitted,


Robert D. Aldous, Clerk