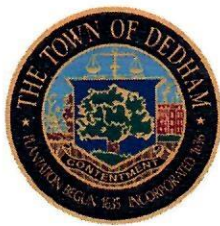


PLANNING BOARD

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



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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS



PLANNING BOARD MEETING MINUTES
Lower Conference Room, Town Office Building
Thursday, April 17, 2014, 7:00 p.m.

Mother Brook Arts & Community Center, 123 High Street, Dedham, MA

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

Mr. Podolski called the meeting to order at 7:10 p.m. 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. It should be noted that Vice Chairman John R. Bethoney was not present for this evening's meetings. Due to a virus in Ms. Webster's computer, the recording of this evening's meetings could not be heard. These minutes are based on notes taken at the meeting.

NORTHEASTERN UNIVERSITY ARTS OVERLAY PRESENTATION

Present: Barry Bluestone, PhD, Northeastern University
Gavin Shatkin, Associate Professor, Public Policy and Architecture
Noah Hodgetts, Master of Science 2014, Urban and Regional Policy
Winthrop C. Roosevelt, Policy Fellow
Jason Desrosier, Northeastern University
Anthony Harrison, Northeastern University

Professor Shatkin introduced the three students who participated in this. They are completing their degrees and there is a final requirement of working with a client on a project. A copy of their report is attached to these minutes. The East Dedham charrette was discussed and they provided a strategy on how to implement it. The charrette is also attached to these minutes.

Board Comments

Mr. O'Brien said that housing is needed to make the Arts Overlay District work, in addition to new opportunities for mixed use. He wondered how to encourage this without losing low income housing. Mr. Roosevelt said that the Town will need to address the housing issue. There are a lot of older residents, and bringing in mixed demographics would increase the tax base. He suggested that the Town seek a younger tax base. Mr. Hodgetts said that housing should be made affordable, citing the Commonwealth of Massachusetts 40B laws. He also suggested conversion to condominiums.

Mr. Podolski said that the design manual is excellent. Mr. Roosevelt said there are a lot of possibilities in looking at the AOD for placement of certain proposed art works. Connecting walkability to the AOD is very important. He cited rolling outdoor art installations as ways to showcase artists' works.

Mr. O'Brien talked about creating a nonprofit group, and asked if this would be in addition to the Mother Brook Arts and Community Center. Mr. Roosevelt said the Mother Brook Arts and Community Center would be an impetus, and that there could be multiple overlay districts. There are no regulations controlling art, but it could be possible to create a set of guidelines specific to art. Somerville, for example, has an extensive overlay district with sites for specific art. Mr. Podolski suggested setting up a group for this. Steven Davey, 31 Lewis Lane, mentioned Dedham Shines, the rabbit project, and the painted utility boxes throughout town (approved by the Board of Selectmen). W. Shaw McDermott, 580 Bridge Street said that some of the control could be coordinated between neighborhood associations, and questioned whether the district could take some tax revenue for its use. Mr. Roosevelt said that home rule allows small amounts of revenue for districts. Joe Heisler, 27 Meadow Street, said the comments are good ideas on which to build. The most important part for him is that this cannot be a top/down driven process; it must be grassroots. He advised engaging neighborhoods, in addition to working closely with the Town.

Michael Butler, Board of Selectmen, noted that several properties in Dedham Square have been redeveloped. There is an aging housing stock in town with an aging population. He asked what would happen to the housing stock, the assessed value for properties, and the housing stock for seniors. Mr. Roosevelt said that if there is a good mix of demographics, new, younger blood should be brought in for revitalization. Dr. Bluestone said that areas are losing population, but in 2000, there has been a 34% increase in ages 20-34. He said the Town should try to get some of these people to move here. If successful, then housing would need to be evaluated. He suggested building houses that are financially available, low maintenance, and affordable. He said that very few towns are thinking this way.

Dan Hart, 75 Harvard Street, said that the arts concept is great driver, but noted that the other part of East Dedham is mills. He suggested combining manufacturing of any sort with the Arts Overlay District. He supports the Arts Overlay District, but said that manufacturing is the heart of East Dedham. He suggested addressing how public art is perceived. Mr. Roosevelt said that arts includes smaller things, i.e., three-D printing. He noted that a lot of areas have manufacturing on a small scale.

Mr. Podolski thanked the presenters. This meeting ended at 8:40 p.m.

Applicant: Little Sprouts
Project Address: 280 Bridge Street, Dedham, MA
Property Owner: Bridge Realty Trust, Co-Owner, c/o Keypoint Partners
Property Owner Address: 1 Burlington Woods Drive, Burlington, Ma 01803
Case #: **SITE-04-14-1825 - SCOPING SESSION**
Zoning District: LMA
Representative(s): David Silverman, AIA, STA Design, 21 Drydock Avenue, Boston, MA 02210

Little Sprouts is a day care center presently operating on High Street. Currently, 90 families are served by them. They will be moving from that site to the second floor at 280 Bridge Street. They are working with the owners of the building, and have discussed parking with Mr. McCarthy. According to the Zoning Bylaw Parking Table, a warehouse requires 15 spaces, office requires 20, and a child care center requires 39 (one space for each teacher, one space for every six children, and one space for visitors). There are 120 spaces on site; the requirement is 110 spaces. However, they are 10 spaces short. There are 194 spaces on 270 Bridge Street; 190 spaces are required. There is overlapping parking at 270 and 280 Bridge Street, and plenty of room for additional striping.

Mr. McCarthy said that the Applicant will need to have a minor site plan review. He asked the Board if it wants a formal submittal. He suggested a drop off in which someone parks and then brings the child to the center. This prevents queuing. Mr. O'Brien said that the size of the unstriped spaces may help. Mr. Silverman said that there will be drop off spaces that will be safe, and suggested reserving those spaces for the day care only. He said there would be 20 people on staff. Mr. Podolski suggested that they park in the spaces for the warehouse, as there is no warehouse at this time. Mr. Silverman said it would be a good time to stripe if someone moved into the warehouse. The warehouse has been vacant for at least nine years. Mr. Podolski asked if the building is zoned for a warehouse, and Mr. McCarthy said it is residential. Mr. Podolski then said that the warehouse use may be lost, but this would be up to the Building Department. He asked the Applicant if they would be willing to stripe those spaces. Mr. McCarthy said they need to be restriped anyway. Minor site plan requirements are for parking, striping, lighting, and landscaping. In this case, it is almost an existing conditions plan since nothing is being enlarged, and this is just a new tenant. He noted that no as-built has been done. He suggested that they get the existing plans to see about striping, signage, and lighting. Mr. Silverman said the hours of operation would be for regular office hours. Mr. Podolski suggested that employees could park in the area set aside for warehouse use, and the spaces out front would be for parents. Mr. McCarthy noted that the garage is all paved, but it is not striped.

Mr. Podolski said that the Applicant should find out what is needed and then formally file. They will need outside peer review, but this would be site-related and by the owners of the building, not the applicant. He asked that the review not be expensive, as the client will be paying for that. Mr. McCarthy will arrange this, and said that they need an existing conditions plan, but noted that there are plans from the 1970s and the 1980s. Mr. Podolski said the Planning Board needs to have a formal parking plan on file. He noted that the Applicant had already seen the Conservation Commission. This meeting ended at 9:06 p.m.

OLD/NEW BUSINESS

Ocean State Job Lot: Mr. McCarthy said that Blue Rhino wants to put in a propane tank exchange at the store. The Fire Department has approved this. The Building Department advised them to go to the Planning Board. The site plan is from 1979. The exchange will be on the sidewalk, and they will install bollards. He showed the Board a sketch of the proposal. He asked if the Board could make a determination that this is an insubstantial change subject to installation of the bollards. Mr. Podolski said there is plenty of parking, and he has no issue with this. Mr. Aldous made a motion to approve the installation of the Blue Rhino propane tank exchange as proposed with the condition that concrete bollards be installed, not jersey barriers. Mr. Steeves seconded the motion. He noted that the building needs to be painted, and the landscaping is sparse. He asked that Mr. McCarthy send them a letter saying that the Board approved the exchange, but it requests that work be done on the exterior. If they do not do that, the Building Department is to visit the site. The vote was unanimous at 4-0.

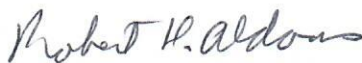
Discussion of Schoolmaster Lane Certificate of Action and Covenant: Mr. Podolski has worked with TJ Recupero, Esq., and Peter A. Zahka II, Esq. He asked for the Board's input. The plan has been approved, but the Certificate of Action and the covenant have not. He would like Robert Marcus to review the Certificate of Action as well to make sure this works. The Board will not do anything until the neighbors see the decision and give their input. Mr. McCarthy said that the neighbors will be notified to come in once the Certificate of Action and the Covenant are ready.

Review of Minutes: Review of minutes was postponed until the next meeting.

VFW Parkway Improvements: Mr. O'Brien asked if it was within the purview of the Board to have rotary improvements, and then set aside some money to put the statue back in. Mr. Steeves said the Town will not get the statue back, so a new one would need to be created. Mr. Podolski said that a letter should be sent to the representatives to see if they will put in specifications in the bid process to recreate the Marine Memorial at the rotary. He also suggested that William Aitkin, Veteran's Services, get involved with this.

Mr. Steeves made a motion to adjourn seconded by Mr. Aldous. The vote was unanimous at 4-0. The meeting ended at 9:20 p.m.

Respectfully submitted,



Robert D. Aldous, Clerk
Town of Dedham Planning Board