

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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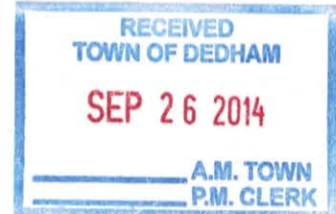


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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

PLANNING BOARD MEETING MINUTES
Lower Conference Room, Town Office Building
Thursday, June 12, 2014, 7:00 p.m.



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 7:00 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. Mr. Bethoney led the meeting in the Pledge of Allegiance.

Board Reorganization - Vice Chairman

Mr. Steeves made a motion to reconsider the reorganization of vice chairman, seconded by Mr. Podolski. The vote was unanimous at 5-0. Mr. Bethoney said that Mr. Steeves has requested reorganization of vice chairman as he will be stepping down due to other obligations. Mr. Steeves nominated Mr. Podolski for vice chairman, seconded by Mr. Aldous. The vote was unanimous at 5-0. Mr. Bethoney thanked Mr. Steeves for his service.

Applicant:	Little Sprouts
Project Address:	280 Bridge Street, Dedham, MA
Property Owner:	Bridge Realty Trust
Property Owner Address:	c/o Keypoint Partners, 1 Burlington Woods Drive, Burlington, MA 01803
Case #:	SITE-04-14-1826
Zoning District:	Limited Manufacturing A, General Residence
Representative(s):	Alicia Busconi, VP of Property and Asset Management, Keypoint Partners

The Applicant is here to finalize its minor site plan review. Mr. McCarthy said that there were a few items on May 22, 2014, that needed to be addressed. These included screening for the play area from the neighbors on Berkley Street. This is now shown on the plans. All requested waivers are compliant and are shown on the revised site plan as well. Acting Fire Chief William Spillane has reviewed the plan and is satisfied with the proposal, as is Police Chief Michael D'Entremont. All items have been resolved. Mr. McCarthy performed the peer review of the property.

Ms. Busconi researched fence types, and sent an e-mail to Guangping Wang, 28 Berkley Road, but received no response. She also left a message for Mrs. McCoombs, who was concerned about wildlife in the area. She has not received a response from her either. Mr. Podolski commended the Applicant for cooperating with the Board and the neighborhood, and wished them the best of luck.

The Board had no comments on the proposed Certificate of Action. Mr. Aldous made a motion to endorse the Certificate of Action as presented, seconded by Mr. Podolski. The vote was unanimous. The meeting ended at 7:07 p.m.

Applicant:	850 Providence Highway Associates
Project Address:	55 McNeil Way, Dedham, MA
Property Owner:	850 Providence Highway Associates
Property Owner Address:	75 McNeil Way, Dedham, MA
Case #:	SITE-06-14-1857 - SCOPING SESSION
Zoning District:	RDO
Representative(s):	Edward J. Richardson, Esq., 339 Washington Street, Dedham, MA

The Applicant is here for determination of whether a traffic report will be required for a major site plan review at 55 McNeil Way. Mr. Richardson reviewed the site, which is currently a warehouse. A tenant wants to open a lighting showroom (retail and wholesale), which is a change of use and triggers major site plan review. They will go before the Zoning Board of Appeals to seek a Special Permit for a change of use. If it is approved, they will ask the Planning Board to waive the requirement for a traffic report for their submission. He wants to bring the plan up to date.

The main use of the building is for a building materials warehouse; the tenant's name is unknown. This tenant is next to Best Tile. Mr. Richardson gave an overview of the tenants currently on the site. The waivers indicated on the plan are already in existence. He said there is no expansion or footprint change of the building. On another matter, the Town thought that installation of a white striped box indicating that blocking was not allowed has not been done. Mr. McNeil has said he will pay for it since it is a private way. The Board agreed that this is a great idea, and will make it a part of the Certificate of Action.

Mr. Podolski made a motion to not require a traffic report, but that the site still needed a major site plan review. Mr. Steeves seconded the motion. The vote was unanimous at 5-0. The meeting ended at 7:17 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):	Peter A. Zahka II, Esq. Thomas Woods, NIP Owner Representative Douglas Hartnett, Highpoint Engineering Steven Findlen, McMahon Associates
Town Consultant	

The Applicant is seeking minor site plan review. The Board approved a site plan in 2012. The property contains approximately 645,000 square feet with over 950 feet of frontage on Sprague Street. There is an existing 230,000+ square foot commercial building used primarily for offices, warehouse, and manufacturing. They are presently attempting to release the space. A portion of the building in the rear is occupied by Macy's.

A major problem with the site is that there are drive entrances on the right and left sides, but there is no connection between these. Loading docks are only accessible from the right driveway. The Applicant is asking to connect the left driveway with an internal connector to allow access from both sides. This adds 6,400 to 6,500 square feet of pavement. Three trees and some curbing will be removed. A potential tenant will not move in unless the connector is put in. They have been before the Conservation Commission for stormwater management in that area. In 2012, the Applicant received approval from the Town on an easement specifically for an entrance to the Manor Fields project. Since then, the Applicant has given the Town a temporary easement to allow the Town's DPW to access through the property to the rear, where there is storage for the site. The easement expired, but the Applicant continues to allow the Town to use it. A list of waivers is on the plan and is in the project narrative. These are essentially the same waivers that were granted in 2012 with the exception of removal of nine parking spaces. The pavement is self-contained with regard to stormwater. There will be a couple of catch basins and an underground infiltration area.

Mr. McCarthy said the Manor Fields is attempting to get separation from the existing and proposed drives. By relocating the driveway to the east, there would be 142 feet of separation instead of 60 feet. If the Board sees merit in this, The Applicant could go through the review process relatively quickly, and possibly consider doing this tonight, as this will potentially save them money. They have committed to doing this because of the new tenant. The Town receives benefit of the separated driveway. The Town will work with the Applicant on potentially relocating the driveway as indicated on the plan.

Mr. Zahka said this is not simply moving a driveway because of time before the Board and the Conservation Commission. He noted that anything discussed is subject to review and approval by the Conservation Commission. The cost factor for relocating the pavement is over \$100,000 because of the increase in pavement and the need for stormwater management. This is a considerable expense to the Applicant. He said they would like to go forward with the connector road with the roadway the way it is. The Applicant, in looking at the future of the building and to avoid the need to come back to the Board many times, would like the ability to tie the movement of the road into fuller development of the site,

which would increase parking. With parking expansion plan, the goal is to maximize the parking to allow as much flexibility as possible. This makes the building more marketable from a tenant perspective. There are 400 spaces, and of that, 32 would be long-term trailer parking. The circulation would stay two-way.

Mr. Bethoney asked how they are tying in the future proposal to the request tonight. Mr. Zahka said they want the connector road. They would need to resubmit the proposed shift. Mr. Bethoney said that if the Board approved the shift, how would the Board know it would be built as proposed? Mr. Zahka cited the Applicant's track record of working with the Town. They may never need the parking, but it would be there just in case. There is an immediate need for the connector road; relocating the roadway does not need to be done as quickly. Mr. Bethoney asked if they would tie in moving the road and putting the plan into action with the approval of the Manor Fields project or funding of it. Mr. Zahka said they originally proposed that, assuming the Planning Board and Conservation Commission approve the paving, the client would be notified nine months or so before the Manor Fields project was completed, and would undertake moving the roadway even if it was not going to build out the parking field. Mr. Findlen looked at the Manor Fields project and the location of the driveway. Concerns regarding location were identified. He said this is the first time he is seeing the plan. Mr. Bethoney asked if, in general, it is better for the roads to be more separated. Mr. Findlen said that anytime spacing between driveways increases, it is good, and it is a better option for access.

Mr. Aldous noted that the total of nine parking spaces requires peer review. Mr. Zahka said that the site was peer reviewed in 2012, and they were hoping that Mr. McCarthy could do this, as well as review the current proposal. This would allow them to market the property and file for stormwater permits. Mr. Bethoney suggested that the Board consider the proposal without peer review in return for the Applicant building out the second roadway within a certain number of days. Otherwise, peer review would be necessary. Mr. Zahka said that, if the Board approves, he will file a plan showing the relocated road within six months of approval, and build it out within nine months. The Board agreed to this.

Mr. Bethoney advised that this be formalized in a Certificate of Action. Mr. Findlen said it would be very important to have a condition in writing that the driveways cannot be located the way they are due to safety issues. He said that the roadway should be in place before the Manor Fields open. Mr. Steeves made a motion to approve the project as presented with the conditions outlined at this meeting, and subject to a mutually agreed upon Certificate of Action. Mr. Podolski seconded the motion. The vote was unanimous at 5-0. Mr. Bethoney asked Mr. McCarthy to have Town Counsel look at the Certificate of Action. This meeting ended at 7:47 p.m.

Applicant: Project Address: Case #: Representative	Amira Abdal-Khallaq 284 Washington Street, Dedham, MA SITE-05-14-1845 Amira Abdal-Khallaq José Guzmán, Architect
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Mr. McCarthy distributed the old Certificate of Action. The owner of the building had gone to the Zoning Board of Appeals to convert the building into a two-family house, but her project did not move forward, and she is going to sell the building to Ms. Abdal-Khallaq. Ms. Abdal-Khallaq is renewing her proposal to convert the building into residential upstairs and a tea cake business downstairs, and has the building under Purchase and Sale agreement. The business will be pick-up only. Nothing else has changed from her previous application. Five parking spaces are required, and she is seeking a waiver for three spaces. There was one condition in the Certificate of Action that this would be a trial period, and the approval could be revoked.

Mr. Guzmán said they did receive two waivers, one for three spaces, and one for access aisle. Approval from the Town of Dedham Engineering Department for a handicapped ramp and handicapped parking is pending. Review of the projected highlighted an issue with drainage from the existing handicapped ramp and whether it keeps the parking lot clear of water. There is a catch basin at the corner of the house. Putting a ramp parallel to the house would obstruct the path of water, so they will put in a French drain. He will respond to this in writing. The other issue asked what the cross slope of the parking lot from the handicapped parking space to the ramp. There is currently not handicapped space. Mr. Bethoney advised him to report what it is on the proposed space. Mr. Podolski reiterated that there would be no consumption on the premises. The business will only be pick-up and delivery, and there will be no seating. This resolves the previous concerns.

Mr. McCarthy noted that this is an entirely new plan and application. The previous plan was withdrawn without prejudice. The plans are identical, however. There will be a condition in the Certificate of Action that the Engineering Department is satisfied. Mr. Podolski asked what will happen if the business becomes really popular and there are many delivery trucks. He said she would have to relocate the business. Mr. McCarthy suggested making the approval subject to a requirement for re-review to see if everything is working properly, and conditions requiring revocation, i.e., that it is overwhelming and causing problems.

Mr. Podolski made a motion to approve as presented, seconded by Mr. Steeves. The vote was unanimous at 5-0. The meeting ended at 7:58 p.m.

<p>Applicant: Project Address: Property Owner: Property Owner Address: Zoning District: Representative(s):</p>	<p>Town of Dedham Manor Fields 450 Sprague Street, Dedham, MA Town of Dedham 55 River Street, Dedham, MA LMA and GR Deborah Myers, Principal, Activitas, Inc., 16 School Street, Dedham, MA E. Patrick Maguire, Principal, Activitas, Inc. Brendan Ledley, Activitas, Inc. Steven Findlen, McMahan Associates</p>
<p>Town Consultant</p>	

Ms. Webster noted that Ms. Myers was very difficult to hear. Every attempt was made to transcribe her statements accurately.

Ms. Myers said that they closed with the Conservation Commission on June 5, 2014. They have met with Mr. McCarthy, Acting Fire Chief William Spillane, and Police Chief Michael D'Entremont. They will need to go to the Zoning Board of Appeals for the retaining walls, which, although modified, are still over six feet. There will be a series of terraced six foot walls with a guardrail and plantings on top of the walls to mark the drop in grade. They now have a secondary emergency access as requested by the Fire Chief. This will be coarse pavement eight feet wide, and an 18 foot clear area with reinforcement under the grass. There is one open item that was sent to Mr. McCarthy today regarding addition of striping and directional arrows. Mr. Findlen has not yet reviewed this. The Police Chief and the Fire Chief will be sending letters; they have only spoken with Mr. McCarthy. Gates to access the park are in place at the bridge, and will be closed when the park is not open and signed with park hours, as requested by the Police Chief. The Police will enforce any activity off hours.

Mr. Findlen said that there were 22 issues after the last meeting on May 8, 2014. Fifteen have been resolved, and seven were outstanding. The applicant submitted a letter on June 3, 2014, and six of the issues have been resolved. The remaining issue was that additional pavement markings needed to be put on the plan. He has not looked at this yet, but he believes it will be resolved. Ms. Myers agreed.

Mr. Podolski asked what has been done to address residents' concerns regarding the roadway in back. Ms. Myers said they have worked with the residents, and have realigned the road the best they could considering the constraints of the wetlands. Parking has also been relocated. The road was moved 16.3 feet from the closest corner to 37.2 feet. The drive lane has been narrowed to 16 feet with a sidewalk. There is no existing vegetation, and they propose a berm. They will work with the residents on plantings. The road is part of the design concept for the park, providing one-way circulation around the field, access to parking, closer access to passive areas, and fulfilling the need of the Fire Chief for secondary emergency access. Mr. Podolski asked if she has made sufficient changes to address the residents' concerns, and Ms. Myers said they have done as much as possible, and have accommodated and listened to the neighbors.

Mr. O'Brien cited two e-mails received by the Board on June 12, 2014, that mentioned the road as being "like a drive through the country," and how it would infringe on privacy of residents. Ms. Myers said they were trying to achieve the feeling of a drive in the country, and the benefit of the plan is that it is different from the traditional recreational facility. Mr. Aldous thought the road would contribute to traffic jams where it meets the original access road, and suggested putting in a two-lane road on the right side of the site. Ms. Myers said that this is wetlands, and they need to comply with the Wetlands Act. She said the road is integral to the design of the plan, and helps to keep circulation going.

Mr. Aldous said he cannot find a cost estimate for the road. He asked if the boardwalk could be eliminated if the road was eliminated. Ms. Myers said this is a programming element. Mr. Aldous said he wanted to reduce the cost and did not think it was necessary. Ms. Myers said the road and the boardwalk are independent of one another. She did not have a cost estimate. Mr. Aldous was very unhappy with the road, and suggested using the space on the right side of the field as this would create fewer problems with traffic and the neighbors. Mr. Steeves represented the Board at the Manor Fields meetings, and said that, of the 12-15

plans they received, this was the best one. He said it is not really in residents' backyards and bringing it up at this late stage was not fair. Ms. Myers explained that the sidewalk is on the residents' side until it goes into the woods. This was used to place the road farther away from the homes. Mr. Steeves said he was concerned about going into wetlands and the possible overflow onto residents across the street. He said that there would be no overflow as designed. Mr. Maguire said that they had to consider the site as a whole and make it a park for everyone. There were a lot of things to fit into it, and they were constrained by the topography and slopes. Mr. Podolski asked if there had been consideration made to blocking off both ends of the roadway when there are heavy field activities so people will not just park on the side of the road because the parking lot is full. Ms. Myers said there are 22 additional spaces distributed throughout the park so circulation can move freely. Mr. Bethoney asked if they had to use that roadway to exit the site, and they do not.

William Carroll, 58 Poplar Street, said that putting in the road does not gain much and serves no purpose other than to pose a lot of problems for the neighbors. Putting the road in takes out the entire buffer of natural woodlands between the neighbors and the park; this buffer shields the neighborhood from the lights. The woods are a natural sight and sound barrier, and he said these will be completely wiped out and flattened. He feels that this will ruin the neighborhood. Ms. Myers said there was a large turnout at the public hearing and the Manor Fields meetings, and the process was open to all. Mr. Podolski said it had been said that there is a natural roadway where they are proposing to put the road. Mr. Carroll disagreed. He said that throughout the meetings, the Applicant always presented to the neighbors that the barrier will still be there and that they will leave the trees alone. When he measured the property, there were no trees at all. Ms. Myers said a site walk had not been open to the public. Her interpretation of the property line was that, at the edge of the maintained property, there were several lawns. What appeared to be a path is exactly where the road is going to be. She said the existing trees are not where they originally thought they were.

Robert Scheffler, 197 Tower Street, showed the Board where the existing road is, and said the Fire Department uses this. He said that the Applicant is not using the existing road, but creating a new road. He suggested that they use that road because it is already there and used by the Fire Department. He said the Fire Department cannot make the turn and they will have to make it bigger so they can. He said it would save money and please about fifteen neighbors. Ms. Myers said this was considered, but the road cannot be put there because it goes within ten feet of the edge of a resource area. Improving an existing gravel drive into a 16 foot engineered roadway would not be approved by the Conservation Commission. There are also site constraints and ADA requirements.

Mr. Findlen looked at the site and understood that this was the plan on which the Manor Fields Committee and the neighborhood agreed. He asked if other circulation plans were considered. Ms. Myers and Mr. Maguire said there were many. Mr. Findlen noted that McMahon Associates was not a part of that process. He agreed that this is the most logical location because it is on high ground and located outside of constraints such as wetlands. They never looked at the plans from a neighborhood perspective. Mr. O'Brien was concerned about the outer roadway and whether fire trucks could make the turn. Mr. Findlen said that Acting Fire Chief Spillane had no concerns after reviewing the plan and is

fine with it as presented. Mr. McCarthy said the secondary access was redesigned for the Fire Department, which did auto turns based on the ladder truck, and it can make the turn. Mr. Scheffler asked if they can fill in the wetlands so they can use the road. The Applicant said that they cannot build the road on the brook because conservation laws prevent this. He believes that the conservation laws are different if the road is just for emergency use. Ms. Myers said the road is not just for emergencies, so it has to meet all of the Conservation Commission's requirements. The isolated land is subject to flooding, and has different requirements than channels. There are requirements set by the Conservation Commission for filling wetlands as well. Mr. Maguire said they are limited on the site as to how much can be filled. They need the bridge to access the site, and that eats into how much they can fill.

Mr. Carroll said he brought up his concerns about the road at every meeting. He said the Applicant misrepresented their statement about accommodating the neighbors. One of his concerns was parking spaces; these have been taken away. Mr. Bethoney asked if any of his concerns in general have been addressed; Mr. Carroll said they had, but his point is that a large portion of the accommodations did not make sense. Mr. Bethoney asked if he considered these "give-aways." He said they were, and the accommodations made were not accommodations. He said there is no significant benefit to having the road, and it will do damage to the community. Mr. Maguire said the parking spots were put there so that parking could be evenly distributed throughout the park. They were primarily put there for people who had difficulty moving around to give them closer access to the passive part of the park; this has now been removed to accommodate Mr. Carroll's request.

James Maher, Park and Recreation commissioner and chairman of the Manor Fields Scoping Committee, said that Mr. Carroll came to a number of the meetings. The neighbors were also invited to sign up for a mailing list. They attempted to address concerns, but they could not address 100% of them. He noted that Mr. Carroll's lawn extends to the 37 foot buffer, which he uses as his back yard. However, this is Town property. Mr. Carroll said he never claimed it was his property, and has never thought of it as his property; he just maintains it. Mr. Podolski asked him what gave him the right to do that. He also asked if trees would be put in, and Ms. Myers said they would work with the neighbors on what type. They are considering an evergreen mix or shrubs, which are on the land now. Mr. Carroll said he has seen the proposal. Mr. Bethoney asked him if additional planting would make him feel better about the proposal, but he reiterated that there is no need for the road. Mr. Scheffler said that the area was cleaned out about 75 years ago, and Mr. Carroll simply mows it. There is no actual buffer between his property and the road area. Mr. Maher said more coverage needs to be added to that area, including a berm and a tree buffer for shade; this is an accommodation.

Mr. Carroll expressed concern regarding the open process for public reviewing of documents and changes, saying there is no way for them to do that. He said that no minutes have been done, so they could not review them, and the whole project has not been an open process. Mr. Maher said a number of minutes has been approved, but not yet been filed with the Town Clerk. This will be done through the Park and Recreation office. He said it has been an open process with meetings posted publically and on the Town website. In addition, anyone has been allowed to speak. Mr. Maguire said that there were three times the number of public meetings than he has ever attended. Mr. McCarthy said that Mr. Findlen needs to look at one more thing, and they need a letter from the Acting Fire Chief.

Mr. Podolski asked if a Certificate of Action would be done. Mr. Bethoney said that the Applicant should write a draft decision. Mr. Podolski made a motion to approve the application subject to an appropriate and agreed upon Certificate of Action. Mr. Steeves seconded the motion. In discussion, Mr. O'Brien said he was concerned about the need for a wider road, and wanted to be sure it was needed and had sufficient fencing. Mr. Carroll said that screening will not help. Mr. Steeves said the screening should be better and thicker. Mr. Aldous wanted to add fencing to the motion. Mr. Podolski withdrew his motion and made a new motion to approve the application subject to an agreed upon landscaping plan between the roadway and the residents. Mr. Steeves seconded the motion. The vote of the Board was unanimous at 5-0. This meeting ended at 8:59 p.m. Mr. Bethoney commended Mr. Maguire on the great job he did on the proposal.

Applicant:	Ursuline Academy
Project Address:	65 Lowder Street, Dedham, MA
Property Owner:	Ursuline Convent, Inc., Ursuline Academy
Property Owner Address:	65 Lowder Street, Dedham, MA
Case #:	SITE-06-14-1853
Zoning District:	SRA
Representative(s):	Peter A. Zahka II, Esq. Rosann Whiting, President Mark Dolny, AIA, LEED AP, Architectural Resources, Cambridge, MA Frank Holmes, Senior Associate, Stantec Kevin Hines, Vice President, Compass

The property contains 27 acres and has 1,500 feet of frontage on Lowder Street. There are five buildings on the property. The Applicant is here regarding the Provincialate Building, also known as the Cottage. The Applicant will be returning at a later date with another plan for an athletic complex. Mr. Zahka sent out mailings to over 100 abutters to let them know the plans; of those 100, only 7-9 people attended. The school has also been doing direct outreach, especially on Lowder Street.

The Provincialate Building was formerly a residence for nuns, who have voluntarily vacated the premises within the last year to eighteen months. The building is currently empty, and the school wants to put in three classrooms on the first floor. There will be second floor and baseline storage as well. Some classrooms will be doing double duty. In order to adapt the building from a Building Department perspective, there need to be two entrances; there is presently only one. The School will renovate to do that and add bathrooms. Doing this increases the square footage of the building by 300 square feet. Mr. Zahka said that, for this use, the Board should grant a waiver for minor site plan review. Parking is not changing, and this has nothing to do with enrollment; they are just striving to meet the Building Code to reuse the building.

Mr. Podolski said that the Applicant must be adding something by increasing the square footage by 300 square feet. Mr. Zahka said they are taking out the entrance, bumping out the

building, and squaring it off. Mr. O'Brien asked about parking, and Mr. Zahka said there is none. He has submitted full parking calculation.

Mr. Podolski made a motion to not require minor site plan review, seconded by Mr. Steeves. The vote was unanimous at 5-0. This meeting ended at 9:10 p.m.

Applicant:	Brothers Roast Beef and Pizza
Project Address:	356 Bridge Street, Dedham, MA
Property Owner:	Robert W. and Seconda L. Simpson
Property Owner Address:	356 Bridge Street, Dedham, MA
Case #:	SITE-10-13-1754
Zoning District:	General Business
Representative(s):	George Berg, Project Architect, Trapani and Associates, Inc., Architects, 45 Washington Street, Weymouth, MA 02188 Melsi Xhengo, Applicant and Business Owner
Town Consultant	Steven Findlen, McMahon Associates

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 Mr. Simpson, the land owner. He left the hearing room at 9:11 p.m. and did not participate in any part of this meeting or consideration of the proposal.

Mr. Berg has worked with Mr. McCarthy, and has responded to McMahon Associates and Town of Dedham Director of Engineering Jason L. Mammone, P.E. He has addressed all of the neighbors' concerns. He submitted CAD for Mr. Mammone. The Fire and Police Chiefs are satisfied. The delay in the Applicant's return was because of engineering work, weather, survey work, and an engineer who had an issue with his eyes.

Mr. Findlen said that in March 2014, there were twelve outstanding issues. Response from Mr. Berg on June 8, 2014, showed these to be resolved. There are four issues remaining. He said that basically, the issue was copying a lot of the information onto the plan. He received a formal response to the outstanding issues. He received the plan yesterday but has not yet reviewed it. He believed that everything has been resolved, but he needs to review the plans to confirm it.

Mr. Berg noted that they need to go to the Conservation Commission next Thursday. Mr. Podolski said that the Certificate of Action will include whatever the Conservation Commission requires him to do. He will not need to deal with the State regarding the highway since there is an easement, and all the work will be done on their property. Eighteen spaces are required. They are providing twelve spaces and ask a waiver for six. The other waiver is for a loading zone. The dumpsters will be screened.

Mr. Podolski said that there is no Certificate of Action yet. Mr. Aldous asked Mr. Findlen if he is happy with the landscaping and site requirements. Mr. Findlen said he was, and noted

that landscaping is 21-22%. Snow storage has been addressed. Mr. Berg said he will submit the revised plan containing all the required information.

Mr. Steeves made a motion to approve the revised site plan, seconded by Mr. Aldous. The vote was unanimous at 4-0 **(as noted, Mr. Bethoney, who had recused himself from the meeting, did not participate in this or any other meeting with the Applicant, and did not vote on the application.)** The meeting ended at 9:19 p.m.

OLD/NEW BUSINESS

Mr. Bethoney rejoined the Board at 9:20 p.m.

- **Citizen Input:** No one appeared before the Board.
- **Appointments to Town Committees:**
 - Transportation Advisory Committee: Mr. Bethoney
 - Master Plan Implementation Committee: Mr. O'Brien
 - Open Space and Recreation Committee: Mr. Podolski
 - Capital Expenditures Committee: Mr. Podolski
 - Search for Town Manager: Mr. Bethoney
 - Building, Planning, and Construction Committee: Mr. Aldous
 - East Dedham Revitalization Committee: Mr. O'Brien
 - Manor Fields Committee: Mr. Steeves
 - Mitigation Committee: Mr. Steeves

Mr. Aldous asked if there was still an open seat on the Open Space and Recreation. He said he would be interested in it. Ms. Webster will write a letter to Ms. Baker for Mr. Aldous. Mr. Steeves made a motion to approve these appointments, seconded by Mr. Podolski. The vote was unanimous at 5-0.

- **Summer Schedule:**

Mr. Aldous suggested meeting once a month for July and August. Mr. Podolski suggested mid month.
- **RK Associates, 450 Providence Highway:**

RK Associates has done identified the waivers on the site plan. They want to put in junipers and roses to match what is in the center islands. The Board thought this landscaping was fine. There are a couple of other things that need to be done on the plan before they can come before the Board for final endorsement.
- **James Brolly, Azalea Circle:**

Mr. Steeves said that Mr. Brolly approached him about building a house on stilts over the existing retention basin. However, he needs to prove that it is feasible with regard to engineering. Mr. McCarthy noted that Azalea Circle is not a public road, and was never finished. If he does underground stormwater, it will stay private. Mr.

Brolly will need to come before the Board for subdivision modification, and will need to complete the road. The Board will consider this.

- **Italian-American Citizens Club - Clarification:**

Mr. McCarthy wanted the Board to be sure of what the club wants to do and does not want to do. They will be removing the bocce courts, and will not pave the parking lot; they want to use stone dust. They would not use a binder coat. Mr. McCarthy said this would trigger stormwater management, and wanted to clarify this for the Board. Mr. Bethoney said they would have to think about this. Mr. Steeves asked how one would stripe stone dust.

- **Rudy's Gas Station, 31 Eastern Avenue:**

Mr. McCarthy said that this site is out of compliance. The landscaping is a mish-mash, with more and different landscaping than on the original approval, and some missing from the original approval. Ms. Webster also noted that it is not safe because cars come out the exit and cross over Eastern Avenue to go down Providence Highway. There has already been an accident there. Mr. O'Brien said there is supposed to be a "No Exit" sign, but it is gone. Mr. Bethoney said that they should come in to the Board to discuss their parking plan and site circulation. Ms. Webster noted that the office has written to the owner of the property twice, and there has been no response.

- **Manor Fields:** Mr. Bethoney thanked Mr. Steeves for his role on the Manor Fields Committee.

Mr. Bethoney left the meeting and the building at 9:40 p.m.

- **Schoolmaster Lane:** Mr. Podolski said that the Board needs to discuss Schoolmaster Lane. Mr. Steeves made a motion to put this on the next agenda, seconded by Mr. Aldous. The vote was unanimous at 4-0.

Mr. Steeves made a motion to adjourn, seconded by Mr. Aldous. The vote was unanimous at 4-0. The meeting ended at 9:45 p.m.

Respectfully submitted,



Robert D. Aldous, Clerk
Town of Dedham Planning Board