

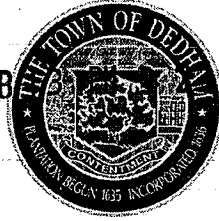
PLANNING BOARD

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.
rmccarthy@dedham-ma.gov

Dedham Town Hall
26 Bryant Street
Dedham, MA 02026
Phone 781-751-9242
Fax 781-751-9225

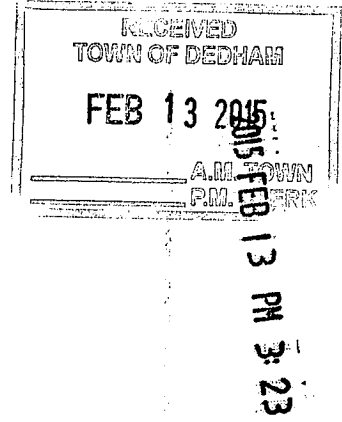
Administrative Assistant
Susan Webster
swebster@dedham-ma.gov



2015 FEB

**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**

PLANNING BOARD MEETING MINUTES
Lower Conference Room, Town Office Building
Thursday, August 28, 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. and led the meeting in the Pledge of Allegiance. 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.

PUBLIC HEARING

Applicant:	Oxbow Partners, LLC, and Frank N. Gobbi
Project Address:	19 Court Street, Dedham, MA
Property Owner:	Frank N. Gobbi
Property Owner Address:	P.O. Box 220, Westwood, MA
Case #:	SITE-08-14-1873
Zoning District:	Single Residence B
Representative(s):	Peter A. Zahka II, Esq., 12 School Street, Dedham, MA Peter Smith, Oxbow Partners, LLC, 75 Arlington Street, Suite 500, Boston, MA 02116

The public hearing began at 7:10 p.m. Mr. Steeves made a motion to waive a reading of the public hearing notice, seconded by Mr. Podolski. The vote was unanimous at 5-0. Mr. Podolski made a motion to open the public hearing, seconded by Mr. Steeves. The vote was unanimous at 5-0. Mr. Zahka, representing the applicants, requested that this public hearing be continued to September 11, 2014. Mr. Podolski made a motion to approve his request, seconded by Mr. Aldous. The vote was unanimous at 5-0. This public hearing closed at 7:04 p.m.

Applicant:	Merrall G. Whitcomb, Wilde A.N. Whitcomb, Indaia A. Whitcomb
Project Address:	7 Whitcomb Road, Dedham, MA
Property Owner:	Merrall G. Whitcomb, Wilde A.N. Whitcomb, Indaia A. Whitcomb
Property Owner Address:	7 Whitcomb Road, Dedham, MA
Case #:	ANR-07-14-1864
Zoning District:	Single Residence A
Representative(s):	Matthew Watsky, Esq., 30 Eastbrook Road, Dedham, MA

Mr. Watsky is seeking a covenant release for Parcel A of 7 Whitcomb Road. He said that they were withdrawing their request for an ANR. The buyer will be keeping the property as a single lot. If the new owner goes forward with the purchase by December, there will be no need for the ANR. He is asking for an extension of the ANR until September 1, 2014. Mr. Bethoney said that he should request the continuance until September 30, 2014. If the closing does not go as planned, then they should do the ANR. Mr. Watsky therefore asked for a continuance of the ANR application until October 1, 2014. There is sufficient frontage on Common Street and the new subdivision road. Mr. Steeves made a motion to allow the continuance until October 1, 2014, seconded by Mr. Aldous. The vote was unanimous at 5-0.

Mr. Watsky gave a history of the property, noting that there were partial releases granted in 1996 and 1998 without releasing Parcel A. The previous releases referenced the full subdivision and the covenant did so without specifying that Parcel A was not supposed to be subject to the covenant. The property is going to be sold, and a formal release is necessary. Mr. Podolski made a motion to do the covenant release for Parcel A, seconded by Mr. Steeves. The vote was unanimous at 5-0. The release was then signed by the Board. The meeting ended at 7:12 p.m.

Applicant:	Supreme Development, Inc.
Project Address:	161, 175, 191, 211, and 217 Schoolmaster Lane, Dedham, MA
Property Owner:	Supreme Development, Inc.
Property Owner Address:	21 Eastbrook Road, Dedham, MA
Case #:	ANR-08-14-1872
Zoning District:	Single Residence A
Representative(s):	Peter A. Zahka II, Esq. Giorgio Petruzzello, Principal, 21 Eastbrook Road, Dedham, MA

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 Giorgio Petruzzello and Supreme Development, which is building homes on Schoolmaster Lane. He left the hearing room at 7:13 p.m. and did not participate in any part of this meeting or consideration of the proposal. Mr. Podolski assumed the role of Chair.

The Applicant is seeking an ANR for the remaining lots owned by Supreme Development, Inc. on Schoolmaster Lane. These lots are 161, 175, 191, and 217 Schoolmaster Lane. No addi-

tional lots have been created and there is no frontage change. Most of the lots were 3-4 acres, and some potential buyers objected to taking care of that much land and being assessed taxes for it. Supreme Development, Inc. wants to take the back land on these lots and combine it with the last lot (7A). Plans and a Mylar have been submitted per Town Counsel's request with a notation on the plan of the actual frontage of the lots and the purpose of the land. Mr. Zahka wanted to be clear that this is not a subdivision, and there will be no road. Mr. McCarthy said he spoke with Town Counsel. The purpose of the plan is to change the lot lines. He believed that it was suitable for endorsement. Mr. Podolski asked whether the existing lots would still comply with the requirements for the Single Residence A zoning district. Mr. McCarthy said they would. Mr. Petruzzello was asked why he wants to do this, and said there is a lot of water and ledge. The houses will be built in the front of the lot, not by the highway. A house will be built on Lot 7A.

Mr. Aldous noted that there is a court case regarding the road on Schoolmaster Lane, and asked if this will affect it should the Board take action on the ANR. He wondered if this could be used against Supreme Development, Inc. Mr. Podolski said that this request meets all the statutory requirements, so the Board cannot deny it. Mr. Zahka said that there is a major difference between this ANR and the court case in that the court case involved a single lot that was to be broken down into four lots. Mr. McCarthy said that when he spoke with Town Counsel, she did not comment on the court case. Mr. O'Brien said that the Board has done everything it needs and should do, and unless the court changes things, the Board should be able to act on it. Mr. Steeves made a motion to approve the ANR plan dated August 21, 2014, as presented, seconded by Mr. O'Brien. The vote was unanimous at 4-0. The meeting ended at 7:25 p.m.

Applicant:	Town of Dedham
Project Address:	Keystone Lot, Eastern Avenue, Dedham, MA
Property Owner:	Town of Dedham
Property Owner Address:	55 River Street, Dedham, MA
Zoning District:	Central Business
Representative(s):	Jason L. Mammone, P.E., Town of Dedham Director of Engineering
Town Consultant	Philip Viveiros, Senior Project Manager, McMahon Associates

Mr. Bethoney rejoined the Board at 7:28 p.m.

Mr. Mammone said that they are requesting a minor site plan change to the previously approved plans from 2012. There will be an electric vehicle charging station put in the Keystone Parking Lot that will take up two (2) parking spaces. The spaces will be striped. The plans had been forwarded to McMahon Associates for their review, and Mr. Viveiros said there are no issues. The station had been on the original plans. The Town will pay for the electricity.

Mr. Podolski, noting that only electric cars can park there, asked if it impacted the parking numbers. Mr. McCarthy said there is no required number of parking spaces. Mr. Steeves asked Mr. Mammone if he could talk to the Post Office regarding moving the mail box. He said it is in a poor location and is hard to use.

Mr. Aldous was concerned about the charging station, stating that the Town was spending money to build a refueling station for only a certain type of car. He said that if this is done, then the Town should build a regular filling station for gasoline-powered cars. He said that new fuels, i.e., propane and methane, may be used in the future, and asked if the Town would build stations specific to the fuel. He disagreed with the Town paying for the electricity, and that the station should not be built with Town money. Mr. Podolski agreed with Mr. Aldous, and said that there should be technology for vehicles to be charged for the electricity. Mr. Mammone said there is technology to charge for it, but the Board of Selectmen wants it to be free for now to see how much is used and what the demand is. If it is in demand, a fee will be issued. Mr. Bethoney was surprised at this since he was completely under the assumption that this was a pay station. He asked if the Board of Selectmen had issued a letter to the Planning Board regarding their policy, but they had not. Mr. Bethoney suggested that this be done for a limited time, and then the station should be reviewed. Mr. Steeves said he wanted to know how much this will cost the Town. Mr. Bethoney asked whether cars could park there if they are not hooked up, and Mr. Mammone said they could only if they use the electricity.

Mr. Podolski made a motion to approve the minor site plan change with a review date of one (1) year to determine the cost to the Town. Mr. Steeves seconded the motion. The vote was 4-1 with Mr. Aldous voting nay. Mr. Bethoney amended the motion to say that a member of the Board of Selectmen should accompany Mr. Mammone to the review in one year to discuss the finances. The meeting ended at 7:42 p.m.

Applicant:	Div CMM Rustcraft, LLC, c/o The Davis Companies
Project Address:	100-280 Rustcraft Road, Dedham, MA
Property Owner:	Div CMM Rustcraft, LLC, c/o The Davis Companies
Property Owner Address:	125 High Street, 21 st Floor, Boston, MA 02110
Case #:	SITE-06-14-1861 - Scoping Session
Zoning District:	RDO
Representative(s):	Peter A. Zahka II, Esq., 12 School Street, Dedham, MA Enrique Bellido, Senior VP of Development, The Davis Companies, 125 High Street, Boston, MA 02110 Richard Kershaw, Project Manager, The Congress Group/Davis Companies. 33 Arch Street, Suite 1100, Boston, MA 02110 Josh Swerling, Senior Project Manager, Bohler Engineering, 352 Turnpike Road, Suite 201, Southborough, MA 01772 Anthony Dinardo, Civil Engineer, Bohler Engineering, 352 Turnpike Road, Suite 201, Southborough, MA 01772 Gary Patterson, Finance Director, General Dynamics, 77A Street, Needham, MA 02494 Ann Barrett, CBRE, Vice President, 33 Arch Street, 28 th Floor, Boston, MA 02110

Mr. Zahka said that the Applicant came in about a month ago to discuss its proposal for the building. This project will not be moving forward as discussed because General Dynamics will be the new tenant. He noted that Mr. McCarthy, McMahan Associates, and the department heads have been working closely with them. The Applicant believes this will be low impact for

the town. The site has been evaluated thoroughly. There are some areas that are deficient in that they do not comply with the Town of Dedham Zoning Bylaw, i.e., parking and site plan requirements. There are currently about a dozen nonconformities, and they hope to request only three waivers. There are certain things that cannot be done because they have an existing building. When they come before the Board, they will explain why the waiver is needed and present some alternatives that would help the Board consider the waivers favorably.

Mr. Bellido said that General Dynamics will be relocating from Needham, MA. A term sheet has been signed and executed, and they are in the process of negotiating a lease, which will hopefully be done within the next 30 days. A new design will be submitted for the September 25, 2014, meeting. The eastern portion of the building will be maintained attached, although there would be significant redevelopment of this. The old two-story building will be demolished, but the rear will be kept. General Dynamics needs a one-story building. The current building has approximately 220,000 square feet; the new building will have 130,000 square feet. Mr. Bellido said that the quality of the space is better than the amount of the space. The tenant wants the project delivered by April 1, 2015, and wants to occupy the building by September 2015. The façade would be redone on three sides. The area that is occupied by the Red Cross would remain the same. Mr. Patterson said that the Needham building will be sold. The employee base, which includes high-end software engineers, secure communications for government, and commercial, will not be greatly affected. There will be computer labs for testing. Because they have ongoing contracts, the move needs to be done as soon as possible.

Mr. Swerling showed the new building design and the access road, which will be a single drive from Rustcraft Road. The existing circle will be gone and a new parking field for visitors or people with accessibility needs will be created. A traffic study is being done per the Board's request. They will be eliminating two-way drive aisles that are less than 24 feet. They will eliminate parking rows that exceed 180 feet before they need a landscape median. The parking waiver, in terms of quantity as discussed at the last meeting, is eliminated for this proposal. They will correct existing deficiencies, enhance the landscaping, and eliminate encroachment of some parking spaces that occur with parking spaces that go beyond the property line. They do not quite meet the required 15% landscaping, but there will be definite improvements. Mr. Zahka said that the front of the building will be compliant with the RDO district. A department head meeting was held, and the Applicant was given direction. They will respond quickly to Board and department head comments.

Mr. Zahka asked the Board of authorization to allow the Applicant to submit the site plan aspect of the site plan review as early as next week. The only thing that will not be submitted at that time will be the traffic report. Allowing them to submit early will allow the peer review to begin. They will supplement the filing once the traffic report is in. The traffic report, which will be done when school is in session, will encompass Rustcraft Road, East Street, Elm Street, Providence Highway, Wentworth Street, and Central Avenue for cut-through traffic. He said that, if approved, the project will happen quickly because the Applicant will respond quickly.

Mr. Bethoney said there are two requests: (1) to be able to make a submission to the Board and McMahon, and (2) to determine if the traffic study area is sufficient.

Mr. Podolski asked if the entire Needham operation is coming to Dedham, and Mr. Patterson said it is. There are two different divisions of General Dynamics in Needham. One division will move to Dedham, and the other to another location. There will be about 400 employees

working a single shift from 8:00 a.m. to 4:30 p.m. There may be times when an employee comes in at night to work. Mr. Bellido said that there were previously about 1,100 people before the building became vacant; Mr. Podolski would like a historical comparison of the number of people. The lease will be long-term.

Mr. Aldous said the project is a great idea, but asked that the front of the building maintain the columns as they are since they fit in with the area. Mr. Bellido understood this, but the cost of refurbishing the building and the time involved would prohibit this. Mr. O'Brien asked that pictures be taken for the Dedham Historical Society before and after. Having worked for General Dynamics in the past, he was thankful that the project was pulled together so quickly and at the right time, which is a rarity. Mr. Bethoney said this is a good, exciting proposal. He asked that the parking calculations for all the uses on site be reviewed and noted on the plan. He asked the Applicant how it heard about this location, and was told that it was through the Davis Companies real estate branch.

Mr. Bethoney asked the Board if the scope of the traffic study was wide enough, and if they can send the proposal to McMahon as soon as possible. The Board as a whole was fine with the Applicant's requests. Mr. Bethoney commented that some people might not like a change in the residential look of the building, and asked if the proposal had been to the Design Review Advisory Board. Mr. Zahka said they have not gone before them yet, as plans including landscaping have not yet been finalized. The façade will only be changed in General Dynamics' portion of the building, although there will be window changes on the far right side of the building. Mr. Bellido said that they cannot interrupt the Red Cross' operations. He asked the Board to give them until submission to finalize a series of renderings, including landscaping. Mr. O'Brien suggested a remembrance of the old building, i.e., the steeple and the columns. Mr. Steeves suggested putting them at the back of the building.

Mr. Podolski made a motion to approve Mr. Zahka's request to file the site plan, and then refer it for peer review with McMahon. The traffic study will come later. Mr. Steeves seconded the motion. The vote was unanimous at 5-0. The scoping session ended at 8:24 p.m.

Applicant:	Sprint Spectrum, L.P.
Project Address:	200 West Street, Dedham, MA
Property Owner:	Norfolk County House of Correction
Property Owner Address:	200 West Street, Dedham, MA
Case #:	SITE-08-14-1871
Zoning District:	SRA
Representative(s):	Ignacio (Dan) Formoso, Tower Resources Management, 16 Chestnut Street, Suite 220, Foxborough, MA 02035
Town Consultant	Philip Viveiros, McMahon Associates

Mr. Viveiros said he has reviewed the site plan. His only comment was with regard to signage. Mr. McCarthy said the photos that were submitted are from 2011, so the Board needs more recent ones. It is hard to get into the site because it is the jail, so this should be a condition of approval that the photographs be submitted to the Board prior to issuance of a building permit. Mr. Formoso said he will have the installers photograph the site. Mr. Aldous commented that the grounding wire should be larger at AWT 2; it is currently on the plans as

a 2 AWT. He asked the Applicant if he would consider changing this. Mr. Formoso said that his engineers' response is that, based on the photos, there does not appear to be a ground leading from the tower top. The grounding wire is bonded to the tower itself and then grounded to the existing round. He has discussed the requirements using 2 AWT ground lead with several electricians, and both said that the current NEC does not spell out requirements for a 2 AWT ground, but does for up-sized ground leads when the total length of the tower is over 500 feet. This tower is 50 feet high and on land owned by the Department of Transportation. He goes by what he is asked and then refers to the engineers. Mr. Aldous explained the size of the wires, and said that he wants AWT 2, not 2 AWT. He formally requested that. He said he cannot force this issue, but it is in the best interests of Sprint should the tower be struck by lightning and ruins the equipment. Mr. Formoso understood.

Mr. Podolski made a motion to approve the site plan subject to verification of proper signage and submission of engineering reports relating to grounding. Mr. Steeves seconded the motion. The vote was unanimous at 5-0. This meeting ended at 8:34 p.m.

Applicant:	Phoenix Properties Group, LLC
Project Address:	60 Emmett Avenue, Dedham, MA
Property Owner:	Katherine S. Conkling
Property Owner Address:	P.O. Box 728, Shoreham, NY 11786
Case #:	SITE-06-14-1862
Zoning District:	Single Residence B
Representative(s):	Peter A. Zahka II, Esq., 12 School Street, Dedham, MA Gerry McCarthy, principal, Phoenix Properties Group, LLC, 30 Saucier Street, Acushnet, MA 02743 Matthew Smith, Norwood Engineering Co., Inc., 1410 Route One, Norwood, MA 02062

Mr. Zahka said that this project requires major site plan review, although no traffic study is needed. The property is under agreement. It contains over 23,000 square feet of land, and fronts on Emmett Avenue (frontage 139 feet) at the corner of Odyssey Lane (frontage 149 feet). The Applicant would like to modify the pre-existing nonconforming three-family dwelling into three townhouse units. There is also a shed and a two-car garage. The footprint of the house would remain the same. The garage would be expanded to three bays, and additional parking added. The Applicant obtained approval from the Zoning Board of Appeals for Special Permits/variances in March 2014.

The proposal has been submitted to the department heads for comments. Mr. McCarthy will review the parking since there are less than nine spaces. The Conservation Commission issued a stormwater management permit on August 26, 2014, which has been incorporated into the revised plan. Mr. McCarthy issued a comment letter on August 20, 2014, detailing eight comments/issues. One issue was lighting. The property is residential, so the lighting will be residential in character. The Applicant has provided spec sheets of the proposed lighting. Mr. Zahka has provided a draft decision for the Board to review, which states that site lighting will be checked with the Planning Board prior to an occupancy permit being issued to verify adequacy of lighting levels. The Board has the right to require changes if the lighting impacts anyone.

Part of the Zoning Board of Appeals decision was that a fence be installed along the length of the common property line with the direct abutter, Ibrahim Tannous, of 15 Odyssey Lane. This is reflected on the site plan. The fence is not being put across the back of the garage, but that may be changed at a later date. Mr. McCarthy asked that the handicapped parking space be signed appropriately. Discussion with Building Commissioner Kenneth Cimeño determined that handicapped parking is not required. The plan shows two spaces for each unit; the requirement is for 1.5 parking spaces per dwelling unit. A berm will be added to the driveway. The barrels for trash and recycling will be kept in the garage. There will be pavers for a pervious drainage system in conformance with the Conservation Commission. The Engineering Department issued a comment letter, and most of their comments could be conditions. Mr. Zahka said that the only waiver required will be to reduce the driveway to 20 feet instead of 24 feet per Mr. McCarthy and the Conservation Commission. They will submit an updated landscape plan to reflect all the changes that they had discussed previously. The Applicant will be requesting approval subject to the one waiver. They have agreed to all of Engineering's comments. Mr. McCarthy agreed that all issues have been addressed. There is, however, no photometric plan, so this will be a waiver. The principal, Gerry McCarthy, said he has met with the neighbors to explain what they are proposing.

Mr. Podolski reviewed the progress of the application to date, including the Zoning Board of Appeals decision. Mr. O'Brien said he liked the idea of the house being fixed up, but three apartments is an imposition on what the house originally was. He said, however, that he may be a bit biased because he used to live on Emmett Avenue. The principal was asked if the rendering provided is correct, and he said it was.

Audience:

Richard Cimeño, 31 Winstead Avenue: He was previously the housing inspector for the Town, and said he had to consider it a vacant house because no one every answered his request for inspection. He also said that the house should be rebuilt according to the plans. The principal said it will be. He also expressed concern about trash collecting along the privacy fence along Mr. Tannous' property. Mr. Bethoney noted this.

Ibrahim Tannous, 15 Odyssey Lane: He had no objection to the lighting. He noted that the fence is supposed to be a 6 foot high vinyl fence as required in the Zoning Board of Appeals decision. Mr. Zahka agreed with that.

John Moroz, 26 Stafford Street: He asked what fencing will be at the property line. There is currently a four foot rusted fence. The principal said that the trees will be cleaned up. He does not know who owns the tattered wooden fence. Mr. Smith said they are not proposing grading within 45 feet of the lot line. There will be a 45 foot vegetated buffer as the land drops down. Mr. O'Brien said the yard has never been cleaned up. Mr. Zahka said that, other than cleaning up the area, the existing vegetation will be the buffer. Mr. Moroz said that he would like a fence to protect his yard from the heavy vegetation. Mr. Bethoney said this will be taken into consideration. Mr. Moroz is more concerned about the vegetation than any car lights, although he said that if the vegetation is removed and there is no fence, light may be an issue. Mr. Zahka explained that the Applicant intends to clean up all the brush on the property and make the building a condominium building. There will be owner occupancy and a condo association for maintenance issues. Mr. Steeves said that the area will be cleaned up, and said that not everything will be taken out and the lot will not be flattened. Mr. Bethoney suggested that the Applicant consider plantings, i.e., arborvitae, to grow and shield the area along the front of the parking area, so that regardless whether there is anything be-

hind there, light won't spill over beyond that area. Mr. Moroz asked that it be along the property line, or a fence. Mr. Bethoney said this would be considered.

Mr. Podolski made a motion to approve the proposed site plan as shown on the Norwood Engineering plan that was revised on August 21, 2014, with the following conditions:

1. A six-foot white vinyl fence will be installed along the eastern property line.
2. The vegetated area is to be cleaned up on the north side, especially any vegetation outcrops along the northern boundary.
3. All lighting will remain on site.
4. A photometric plan is not required.
5. The Applicant will comply with the stormwater management plan.
6. Appropriate shrubs will be planted in front of the proposed three-car outdoor parking area as depicted on the plan.

Mr. Steeves seconded the motion. The vote was 4-1, with Mr. O'Brien voting present. The meeting ended at 9:18 p.m.

Applicant:	Legacy Place, LLC
Project Address:	680 Legacy Place, Dedham, MA
Property Owner:	Legacy Place, LLC
Property Owner Address:	1330 Boylston Street, Chestnut Hill, MA 02467
Case #:	SITE-08-14-1874
Zoning District:	RDO
Representative(s):	Peter A. Zahka II, Esq. Katie Wetherbee, Development Project Manager, WS Development Dan Hester, Associate Project Manager, WS Development

Mr. Zahka presented a proposal for an insubstantial modification to the August 30, 2007, decision. The area by the garage, across from JP Licks, was designed to be level with the street with designated brick-look crosswalks. Legacy Place continues to try to improve the site, and they are aware of potential safety issues in this area. This provides them an opportunity to let people know that there is a road there, possibly with some height differential, and directing the pedestrians to the various crosswalks.

Ms. Wetherbee explained the project. The area is very flat, and has little dimension or greenery. These are the two things they wish to improve. They want to add plantings along the side that will help differentiate between the sidewalk and the road, and provide funneling for where people cross. There will only be three areas where they can cross. The sidewalks run around the pavilion building, and there is a central area closer to the Citizens Bank entrance. The planter beds along the side will be raised up area with a curb, and will have fancier greens inside. Trees will be high enough that any growth will not block visibility. The current trees are not growing very well. There will be some built-in seating areas, as this is a large place for gathering. Temporary speed bumps have been put in to slow traffic down as they approach. They will put in more permanent speed controls with cobblestones. Mr. Zahka showed the diagrammatic section view of the area. The planter beds will provide the raised areas. There will be three seating areas.

Mr. Zahka said that, from a procedural perspective, the Board must determine whether this is an insubstantial change and approve it. If it is determined as such, they will go forward without the requirement of a public hearing. Mr. Podolski asked if there are any other areas where they plan to do this. Ms. Wetherbee said not at this time. Mr. Podolski made suggestions as to where it would look good. Mr. O'Brien said it is a great concept, but he does not want to open another public hearing to discuss things the Board doesn't like. This would require a public hearing.

The Board agreed that this would be an insubstantial change. Ms. Wetherbee said that there will be no more kiosks or car display areas where they were previously located. Mr. Bethoney asked if the public kiosk was still in existence, and Ms. Wetherbee said it was still available and is not being removed.

Mr. Podolski made a motion to determine that this is an insubstantial change, seconded by Mr. Aldous. The vote was unanimous at 5-0. This meeting ended at 9:30 p.m.

OLD/NEW BUSINESS

Update from Mr. McCarthy

1. The peer review for 55 Ariadne Road did not cost the entire \$1,000, and the Applicant would like a refund of \$500. The balance of the improvement money (bond) for 81 Legacy Boulevard should be released to Mr. Priore. Mr. Podolski made a motion to release the money in the amount equal to what is left in each account, seconded by Mr. Steeves. The vote was unanimous at 5-0.
2. Dunkin' Donuts will be proceeding with their application for East Dedham.
3. Mr. McCarthy spoke with the post office, and they will be moving the box in the Keystone parking lot.
4. There are queuing issues in Dedham Square onto Providence Highway. The Board of Selectmen approved the design without consulting with the Planning Board. Mr. Podolski asked if anyone is checking or reviewing the light cycles. He also said that the crosswalk lights are too short and very dangerous. He said it is worse than it was previously.
5. Due to changes on High Street, three more parking spaces have been added.

Update on Search for Town Manager

Mr. Bethoney is a member of the search team for the new town manager. He said there were multiple applicants. Three were recommended to the Board of Selectmen, and those names have been announced.

Review of minutes will be placed first on the September 11, 2014, agenda.

Mr. Steeves made a motion to adjourn, seconded by Mr. Aldous. The vote was unanimous at 5-0. The meeting concluded at 9:45 p.m.

Respectfully submitted,

Robert D. Aldous
Clerk, Town of Dedham Planning Board

