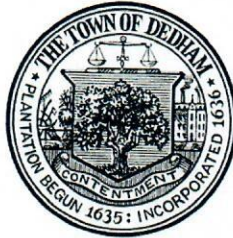


**Planning Board**

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

**Planning Director**

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**TOWN OF DEDHAM  
PLANNING BOARD**

**MEETING MINUTES**

**February 11, 2016, 7 p.m., Lower Conference Room**

**Present:** Michael A. Podolski, Esq., Chair  
John R. Bethoney, Vice Chair  
Robert D. Aldous, Clerk  
James E. O'Brien IV  
Richard J. McCarthy, Jr., Planning Director



Call to order 7:11 p.m. The Pledge of Allegiance was recited. Mr. Podolski announced that Mr. Steeves was unable to be at the meeting due to recent surgery for a serious medical condition. He was doing fine and at home. It is hoped that he can rejoin the Board in a couple of weeks. Plans, documents, studies, etc., referred to are incorporated as part of the public records and are on file in the Planning and Zoning office.

**Applicant:**

**Project Address:**

**Case #:**

**Zoning District:**

**Representative(s):**

**Dexter School ECEC**

**1100 High Street, Dedham, MA**

**SITE-01-16-2061 - SCOPING SESSION**

Single Residence A

- Daniel Bradford, Knight, Bagge & Anderson, Inc., 6 13th Street, Charlestown, MA 02129
- Nick Havan, P.E., PTOE, Nitsch Engineering, 2 Center Plaza, Suite 430, Boston, MA 02108
- Paul V. Griffin, Jr., CMS, 270 Main Street, Marlborough, MA 01752
- Russell Poole, School Building and Rehab Committee
- Paul Sullivan, Principal, ECEC
- David Roberts, School Building and Rehab Committee

This is a preliminary discussion regarding engineering, parking, and traffic on the site of the proposed new Early Childhood Center. Mr. Podolski commended the team for coming before the Board very early in the process, and their recognition that the Planning Board has jurisdiction over the site plan. The Town wants to build a stand-alone early childhood education center (ECEC) at the old Dexter School for pre-kindergarten and kindergarten children. The Capen is no longer in any condition for the school. At the Capen, there is no on-site parking, just pick up and drop off. Typically, there are 52 cars queuing. The school will not release a



child until eye contact with the driver is met when he/she exits the car. Three buses serve the school. The funding will be shared with the State through MSBA, the State grantee. They have completed schematic design as required, and submitted the information to the State for review. Once approved, it will come back to the Planning Board.

The Dexter School is a 24,000 square foot one-story building with a single entrance/exit to a parking area; this will be replaced by a 51,000 square foot single story building. They project 200 kindergarteners and 110 pre-K students; the capacity will not increase. A permeable roadway is proposed around emergency access roads around the entire building. Only 6.5 to 7 of the 17 acres can be developed due to wetlands, ledge, outcroppings, and boulders. Staff parking for the site is 35-40 spaces, but pick-up requires between 87 and 92 spaces; they have 119 spaces. They propose a one-way roadway with a fire lane immediately in front of the building. There is some curb parking available on the inward side and around the segregated bus loop. Parking lots will provide 96 spaces, and curbside parking provides 22 spaces. Regulations require 40 spaces. They think they need 90 spaces, but they show 120. They are still providing for the three buses that serve Capen. Typically, however, bus riders increase. They will be providing live curbside parking for kindergarteners. All of this is monitored. There is a segregated bus drop-off area, and no pedestrians or vehicles will pass in front of the bus. There will be a 7' wide island with a fence for cueing of five cars for curbside drop-off. Appropriate signage will be in place. There is assigned accessible curbside drop-off for handicapped children. *It was difficult to understand the speaker because of paper rustling and acoustics.* Mr. Bethoney asked the speaker to bring plans in the future without contour lines or grades because the current plans are difficult to read. The greatest impact will be at pick-up. Parents will be instructed to wait in the parking lot. There will be no cue along High Street (Route 109) due to high traffic volume, and there are no sidewalks or crosswalks. School hours will not change, so peak hours will stay the same for pick-up and drop-off.

A traffic study was done of existing traffic volumes and speed at peak periods and at drop-off, and the question of the necessity for a traffic signal was brought up. The area must be posted as a school zone with flashers and a 20 mph limit. The property is on a town road, and if anything needs to be constructed, it must go through the town. Walkers will come from the adjacent roads. There is currently foot traffic using the sidewalks. There is a footpath from Booth Road that connects to the site; they propose improving this and maintaining it as part of the plan. Most of the path is not on school property; Mr. Bethoney wondered if this was private property. If residents could not access the footpath because of this, he questioned whether they would walk up to Route 109, take a right, walk down the street, and then come to the school. The applicant said there is no anticipation of that. This will need to be determined, as the peer reviewer may think it is in play. There will be sidewalks on the same side as the building. Sight line may be difficult due to boulders immediately to the left; these will be reduced in height. They will try to mitigate and minimize the boulder work. There are site drainage issues.

The parking to the left of the new roadway is new. Parking spaces will meet the required 9' x 19' size. This will be noted on the plan, as will be any waivers that they may request, i.e., lighting or landscaping. There will be a 24' roadway back to Route 109. The radii have been checked for emergency vehicles. Mr. Podolski asked how much the state will be reimbursing. They will not know until the vote on 3/30/16.



Mr. Aldous said there is a lot of traffic from 7:30 a.m. to 9:00 a.m., and wondered if the time that school starts will have to be changed. He asked for clarification of the left sight line that is obstructed by boulders. The applicant will review this for speed of traffic and distance of sight lines. Mr. Aldous commented on the design of the building, noting that the biggest loss of heat and cooling is from walls with windows. The proposed building will have between 13 and 23 walls. He said a building with four walls would be more efficient, and suggested making the building more square, as it will be cheaper to heat and cool. His last question was that there is only a small space for drop-off; this was confirmed as a handicapped space. He asked that this be put on the plans.

Mr. Bethoney asked if the exit road is one-way, and it is. He wondered if the radius at the end is sufficient for a bus to exit turning right and if it would go on the wrong side of the road. The applicant thought it was, but will confirm this at the next meeting. Mr. Bethoney explained the peer review process, and that the best way to expedite the project is to have as complete compliance with the Zoning Bylaw as possible. If there are issues, it will take longer and be more expensive. He asked for building renderings and a materials list. The applicant will return to the Board with these.

**Applicant:** Chris Lutes and Laurence Wintersteen  
**Project Address:** 585 High Street, Dedham, MA  
**Case #:**  
**Zoning District:** Central Business  
**Representative(s):** Chris Lutes, CLW Operating Partners, LLC, Roslindale, MA  
Laurence Wintersteen, Caliber Marketing Investments, Boston, MA, Partner

The applicants are proposing a restaurant at the former Wardle's Pharmacy. There is no parking at the site, and the Board cannot require them to supply this. Vehicles will need to use the Keystone Lot and on-street parking. The Board has a plan for the building from the Registry of Deeds, and a building plan that shows that 87% of the lot is building. There will be no change in the top floor of the building, and the offices will remain. The Board was in complete support of the project. Mr. Bethoney moved to waive the parking requirement, seconded by Mr. Aldous, and voted unanimously 4-0.

**Applicant:** Noble and Greenough School  
**Project Address:** 10 Campus Drive, Dedham, MA  
**Case #:** SITE-03-13-1660  
**Zoning District:** SRA  
**Representative(s):**

- Andrew Jonic, AIA, LEED AP, William Rawn Associates, Architects, Inc., 10 Post Office Square, Suite 1010, Boston, MA 02109
- Paul Avery, P.E., Oak Consulting Group, P.O. Box 1123, Newburyport, MA 01950
- Stephen Ginsberg, CFO and COO, Noble and Greenough School
- Mike McHugh, Director of Maintenance, Noble and Greenough School



The project involves two buildings, one a new 21,000 square foot two-story library that will replace Putnam Library, and the other a renovation to the Baker Science building with a new two-story addition. Elevations were presented to the Board. The library will also have six classrooms and four faculty offices. The Baker Science building will have a 3,600 square foot addition that includes a new entry and two new physics lab classrooms. Once the library is built, the old one will be razed and campus green space created.

Castle Road provides emergency vehicle access to the castle. There is a small driveway on the eastern edge of the site that connects with Fraternity Row. The library will have a pedestrian path that replaces a driveway. Castle Road will be re-routed around the northeast corner of the library. The existing road will curve around the library and meet with Castle Road. Only emergency vehicles and a residential house will use the road. Fire Chief Spillane asked for a 20 foot wide roadway for fire trucks; they did that. There are four parking spaces at the southern end, and they will be adding two more, including one handicapped space. They plan to preserve the woodlands and existing trees. They want to begin construction in October, and open in December. There will be no increase in the number of students.

Mr. Podolski asked about parking for the new facility. Mr. Jonic explained that typically it would be drop off for students. Visitors come through the main entrance and then it is a pedestrian campus. He explained where the closest parking lot is down the hill, and there would also be parking along the side of the science building and some spaces near the castle. One of the roadways is not wide enough for fire engines, so the engines would come down the new road next to the library to get to the rear of the castle. Mr. Aldous said the library is not very accessible for fire engines, but Mr. McHugh said he met with Chief Spillane and there is enough access. The new building will be totally sprinklered, and there will be new hydrants. Mr. Aldous did not feel that this is safe, and was very concerned about engines getting to the building. Mr. McHugh said that there is ledge between the buildings, so a fire truck cannot be driven there. There is also a substantial grade change. Engines would come up on the north side by Fraternity Row and set up beside the castle. Mr. Aldous asked the applicant to give this serious thought. He is very concerned about safety and the ability of engines to accessibility. New ladder trucks are larger and harder to maneuver than the existing trucks. There are areas in town where they will be unable to make circles, and this will affect the school.

Mr. Bethoney questioned the request for an insignificant modification based on Zoning Bylaw Section 9.5.9. The building is going from 14,000 square feet to 21,000 square feet. Roadway design, parking spaces, handicapped accessibility, lighting, landscaping, grading, and public safety accessibility are changing. Walking paths are changing. Stormwater management is changing. He did not consider this insignificant, noting that the next meeting is for an insignificant modification for just a loading dock. He said he would not support the request as submitted as an insignificant modification. He said they need to go through the regulatory process. The applicant thought this was a minor site plan review. Mr. McCarthy noted that there was an error in the ZBL due to the way it was written. Mr. Bethoney was satisfied. They will meet with Chief Spillane again. The meeting was continued. Mr. Podolski thanked the applicant for its list of community involvement.



**Applicant:** Div CMM Rustcraft, LLC, c/o The Davis Companies  
**Project Address:** 100-260 Rustcraft Road, Dedham, MA  
**Case #:** SITE-09-14-1880  
**Zoning District:** RDO  
**Representative(s):**

- Bill Gisness, AIA, Spagnolo, Gisness and Associates, 200 High Street, # 2, Boston, MA 02110
- Keith O'Reilly, LEED AP BD+C, Spagnolo, Gisness and Associates, 200 High Street, #2, Boston, MA 02110

Fenway Health wants to rent space on the west end of the site for distribution of recycled clothes and toys to shelters. There are seven parking spaces as shown on the plan, and they want to reduce the number to five. They want to keep the existing loading dock and add a second one, which will cause loss of two parking spaces. There will be six employees in the office, and there is a larger warehouse area where they will sort, repackage, and distribute these items, which they obtain from recycling bins and centers.

Mr. Aldous said they have done a wonderful job on the building so far, and this would not harm it at all. Mr. Podolski agreed that it looks so much better. Mr. O'Brien commented that he misses the retention pond, and is concerned about a potential problem with flooding. He asked if the existing loading dock is safe since it has been there for a long time. Mr. O'Reilly said it is in good shape and has a new door. Mr. Bethoney said he had talked to the Davis Companies about using that corner as a staging area for snow plows, mulch, salt, and sand, but this material is still in the old location. He asked Mr. Gisness to talk with them to see if they will move it to another area.

Mr. Bethoney moved to accept the request as an insignificant modification, seconded by Mr. Aldous, and voted unanimously 4-0 in writing for a waiver of one parking space prior to the plan being signed, and the table being changed by the number of spaces to the correct number of spaces, and the plan being approved as presented with those changes and the written waiver request. Mr. Aldous seconded the motion. The vote was unanimous at 4-0. Mr. Bethoney requested that the applicant speak with The Davis Companies and ask them to submit a letter of what their intent is on the corner.

**Discussion: Possible Zoning Changes for Annual Town Meeting**

Mr. McCarthy distributed changes to the subsidiary apartment bylaw, redefining it as mixed use with a new formulation for parking calculations. The residential dwellings would require one parking space, and the commercial component of the mixed use would be determined by the Board depending on what was in there, whether using residential and sharing with commercial was sufficient, or whether additional spaces would be needed. Another change would be a new definition for mixed use to clarify it. There is currently a ratio between residential and commercial that is ambiguous at best, and needs to be better defined. A third change would be changing how the Board would regulate dwelling types; the Fair Housing Act forbids regulation based on bedrooms, so it can be based on square footage. The Board would also have the discretion within the process to determine what the combination would be. All mixed use would be by Special Permit, and all would need to go through the Planning Board process. In addition, the Use Table has a line stating "subsidiary apartments" and below that

it says two dwelling units in combination with other permitted uses. This proposal would collapse them to one category, Mixed Use. It would tighten the gap in the LMA district, which does not define bedrooms at all, and put a cap on them in Local Business and General Business. The Board agreed that this is necessary and asked Mr. McCarthy to pull the changes together in its final form and schedule a Public Hearing. The Board will review it next week and, if approved, it will be sent to Nancy Baker as a placeholder in the warrant.

Mr. Aldous signed the Certificate of Action for the Italian American Citizens Club and the Manor Fields.

Transit oriented development was not discussed. Mr. McCarthy said that John Sisson, Economic Development Director, would like to meet with the Board to discuss some projects he is working on.

The Board was reminded that there will be a special Planning Board meeting to discuss the Ames Schoolhouse/Senior Center on February 18, 2016. The final review of the May 2016 zoning changes will be done then as well.

Mr. Bethoney moved to adjourn, seconded by Mr. O'Brien, and voted unanimously. The meeting ended at 8:50 p.m.

Respectfully submitted,



Robert D. Aldous, Clerk