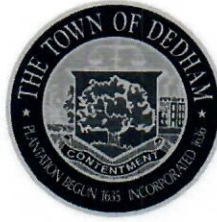


**PLANNING BOARD**

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

Planning Director  
Richard J. McCarthy, Jr.  
[rmccarthy@dedham-ma.gov](mailto:rmccarthy@dedham-ma.gov)



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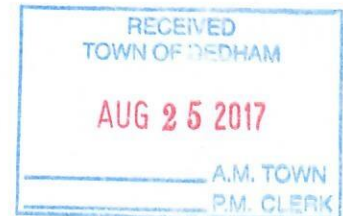
Administrative Assistant  
Susan Webster

**TOWN OF DEDHAM  
COMMONWEALTH OF MASSACHUSETTS**

**PLANNING BOARD MEETING MINUTES**

Lower Conference Room, Town Office Building, Thursday, February 25, 2016, 7 p.m.

**Present:** Michael A. Podolski, Esq., Chairman  
John R. Bethoney, Vice 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 7:05 p.m. The Pledge of Allegiance was recited. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office. Mr. O'Brien arrived during the second meeting.

**Applicant:** T-Mobile Northeast, LLC, c/o Manfeld Hotel Enterprise, 225 Millburn Avenue, Suite 101, Millburn, NJ 07041  
**Project Address:** 55 Ariadne Road, Dedham, MA  
**Case #:** SITE-02-16-2065  
**Zoning District:** RDO  
**Representative(s):** Carolyn Seeley, Site Acquisition Specialist, Network Building and Consultant, LLC, 15 Commerce Way, Norton, MA  
**Town Consultant:** Steven Findlen, Senior Project Manager, and Philip Viveiros, P.E., PTOE, Project Manager, McMahon Associates, 300 Myles Standish Boulevard, Suite 201, Taunton, MA 02780

Start 7:06 p.m. Mr. O'Brien was not present for this meeting. T-Mobile would like to swap and replace three antennae at 115 feet with three at 155 feet for a total of nine, and add three remote radio units. McMahon Associates has reviewed the project and all concerns have been addressed. Mr. Aldous said the grounding wire should be AWT 2, and explained how the wire is measured. He said there should be enough ground wire to ground accidental electricity like lightning. The Board agreed. Mr. Bethoney asked that they supply a photo of the proposal, as one was not included. Mr. Bethoney motioned to approve the plan as submitted assuming that the photos and a new plan with AWT 2 wire are submitted. Mr. Aldous seconded the motion. The vote was unanimous at 4-0. End 7:15 p.m.

**Applicant:** Dexter Southfield, Inc.  
**Project Address:** 100 Bridge Street, Dedham, MA  
**Case #:** SITE-02-16-2068  
**Zoning District:** LB/GB  
**Representative(s):**

- Payson R. Whitney III, P.E., VP, Water & Coastal Engineering, 100 Fifth Avenue, 5<sup>th</sup> Floor, Waltham, MA 02451
- Richard D. Saul, Business Manager, Dexter Southfield, Inc., 20 Newton Street, Brookline, MA 02445-7498

Mr. O'Brien joined the Board. Start 7:15 p.m. The building had joint commercial and educational endeavors, and parking was based on that. The school now uses the entire building, half for storage and half for assembly. They are seeking change of use and reduction in the number of parking spaces. Students will be bused to the location. The 2007 plans showed 21 spaces (14 required). They are seeking approval from the Board that 5 spaces plus one handicapped space are adequate. The Conservation Commission approved plans for a boat ramp on the floating dock that will come out in the winter. A permit will be necessary. Existing landscaping will remain, and spaces in the north corner will be eliminated. The building needs to be painted, and there may be need for a new roof on the back building. This will be added to the Certificate of Action. The plan dated 2/1/16 will be what goes on the ground. Radius from the street is adequate. Brickhouse café is allowed to use their parking lot at night, although there is no written agreement. Mr. Bethoney moved to approve the plan with the conditions that the parking lot be seal coated and striped, that of two parking spaces to the north end of the building be eliminated, and that the metal building be repainted. Mr. Aldous seconded the motion. The vote was unanimous, 5-0. End 7:30 p.m.

**Applicant:** Marbridge, LLC, c/o Marwick, LLC  
**Project Address:** 270-280 Bridge Street, Dedham, MA  
**Case #:** SITE-11-15-2040  
**Zoning District:** General Residence and LMA  
**Representative(s):**

- Peter A. Zahka II, Esq., 12 School Street, Dedham, MA
- Scott Henderson, P.E., Henderson Consulting Services. P.O. 626, Lexington, MA 02420
- John Siss, Asset Manager, Marbridge, LLC c/o Marwick, LLC, 80 Hayden Avenue, Lexington, MA 02421

Start 7:30 p.m. The applicant is here for determination of insignificant change. The rear building (280 Bridge Street) has a 7,200 square foot garage, for which they are seeking a change of use for a new company, Brockton Area Multi-Services, Inc. (BAMSI), which serves people with brain injuries and developmental disabilities. This comes under the educational use exemption. There will be about 40 clients, none of whom drive; they will be either dropped off or come in a van. The business will be a type of adult daycare, and services, i.e., activities of daily living, will be rendered. There will be a staff of 6-8 people, for whom there will be parking. Hours of operation will be 8 a.m. to 4:30 p.m., with no night hours.

Eleven parking spaces have been added for BAMSI. There are currently 189 parking spaces on site. The proposal is to add 14 spaces, but it is really a re-striping. The location of spaces

was shown on screen. This brings the total on site to 203. There is still space for more spaces, and the applicant may return in the future. An unpaved area is labeled for future parking, and they will go before the Conservation Commission to see if it can be paved. If approved, they will return to the Planning Board with a restriping plan, which will pick up about 30 spaces. There are no changes otherwise. Waivers have been listed on the plan; these are existing waivers including landscaping. Internal landscaping is about 21%. Mr. Zahka is seeking a determination for insignificant change, for no requirement for peer review, and for no need for abutter notification.

Mr. Henderson explained site circulation, including circulation in the restriped area. There is a parking area with a dead end aisle; this is adequate as long as there is enough maneuvering room for backing out. It is not a high traffic area. The gravel area is structurally sound and vehicles can drive on it. Entrance will be into a 24 foot aisle that narrows to 20 feet. The majority of spaces are 17 feet deep with two-foot overhang. However, not all spaces are 19' x 9'. All spaces do meet regulations. Staff does not leave during the day. The dumpster is shown on the plan by the building, but can be relocated. It will be screened. The only proposed change in landscaping is in the lower area. Landscaping is pre-existing, and there will be no change in the front buffer strip. A waiver has been requested for this. There is plenty of green inside, but nothing coming down Bridge Street. There is grass and some plantings for a minimum of 14-15 feet from the right of way line to the beginning of parking along the front. There is interior landscaping. The frontage is not green because it cannot be counted toward interior landscaping. Snow will be stored on site, but will be trucked off if there is too much. This will be put on the plan; the existing gravel area will be considered for this. Mr. Bethoney suggested moving the dumpster, which would allow for a one-way aisle and remove the dead end. This will be put on the plan. Site lighting is existing, but will be updated and put on the plan. The Board advised lighting in the back for safety, as it will be dark in the winter. Mr. Zahka said that most uses end at 4:30 p.m. and there will be no active use at night. However, he will look at this again. Solar lighting was suggested.

Mr. Bethoney motion to determine that the requested changes are insubstantial and therefore does not require peer review or abutter notification, seconded by Mr. Steeves. The vote was unanimous at 5-0. A revised plan will be submitted for review and signature. End 7:55 p.m.

<b>Applicant:</b>	<b>Michael Tallon, d/b/a Oscar's</b>
<b>Project Address:</b>	<b>376-380 Washington Street, Dedham, MA</b>
<b>Case #:</b>	<b>SITE-02-16-2073</b>
<b>Zoning District:</b>	Central Business
<b>Representative(s):</b>	<ul style="list-style-type: none"><li>• Peter A. Zahka II, Esq., 12 School Street, Dedham, MA</li><li>• Michael Tallon, owner of Oscar's</li><li>• Ann Francis</li></ul>

Start 7:56 p.m. The site is the former District Convenience. The lot, owned by Makarios Series, LLC, is basically occupied by the entire building. There is no on-site parking, and the applicant is seeking a waiver. The applicant is proposing a gastropub, which will have 49 seats, although initially he will have 39. The menu is traditional pub fare, full dinners, and 20-24 local beers on tap, as well mixed and specialty drinks. The change of use was approved by the ZBA on February 17, 2016. The applicant will be applying to the Board of Selectmen for a

liquor license. They will serve lunch, dinner, and a late night menu. Hours will be 11 a.m. to 1 a.m. There is no easily accessible handicapped space on the street, so the applicant will discuss this with the Building Department to have the Town designate one. Mr. Bethoney noted that the Board recently approved a number of restaurants/coffee shops for the Square, waiving the need for parking. He made a motion to approve the waiver for no parking plan, seconded by Mr. Steeves. The vote was unanimous at 5-0. End 8:16 p.m.

**Applicant:** Alexander A. Argiros, Trustee, Dedham 865 Realty Ventures  
Nominee Trust and Dedham 875 Realty Ventures Nominee  
Trust  
**Project Address:** Lot 32 (portion of Orchard Street), Parcel B/rear of 865-875  
Providence Highway  
**Case #:** ANR-02-16-2072  
**Zoning District:** RDO  
**Representative(s):** Peter A. Zahka II, Esq., 12 School Street, Dedham, MA

Start 8:18 p.m. The site, 865-875 Providence Highway, was approved by the Board on October 8, 2016. Additional land was included that is in the process of acquisition. Behind 865 Providence Highway is known as Parcel B, owned by Dalco Realty. Behind 875 Providence Highway, Lot 32 (Orchard Street) has been taken; this is a private way. The only people who have ownership rights are the Applicant and Frank Beers, who lives behind it. There is some thought that Dalco may also have rights. Dalco will convey Parcel B, Lot 32A, and Lot 32B to the applicant. The applicant will then convey Lot 32A to Mr. Beers and retain Lot 32B. The plan is eligible for endorsement, and the parcels will not be building lots. Mr. Bethoney made a motion to endorse the ANR, seconded by Mr. Steeves. The vote was unanimous at 5-0. The Mylar and plans were signed by the Board. End 8:25 p.m.

#### **COVENANT RELEASE, 211 SCHOOLMASTER LANE**

**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 Supreme Development. He left the hearing room at 8:26 p.m. and did not participate in any part of this meeting or consideration of the proposal.**

A covenant release was presented for Board signature at 211 Schoolmaster Lane. There are still covenants in place for two lots, one with a foundation and the other that is almost completed. Only the finish coat is left. Mr. Steeves moved to sign and release the covenant, seconded by Mr. Aldous. The vote was unanimous at 4-0. The covenant was signed and notarized by Mrs. Webster. End 8:31 p.m.

#### **REVIEW OF MINUTES**

- March 27, 2014: Mr. Bethoney moved to approve, seconded by Mr. Aldous, unanimous 5-0.

- March 27, 2014, Zoning Articles: Mr. Bethoney moved to approve, seconded by Mr. Aldous, unanimous 5-0.
- April 17, 2014: Mr. Bethoney moved to approve, seconded by Mr. Aldous, unanimous 5-0.
- October 30, 2014: Mr. Bethoney moved to approve, seconded by Mr. Steeves, unanimous 5-0.
- December 11, 2014: Mr. Bethoney moved to approve, seconded by Mr. Steeves, unanimous 5-0.

### **OLD/NEW BUSINESS**

There is a Dedham Square Circle community meeting at the Community Theatre on February 28, 2016, to which the Board is invited. The meeting is concerning the future of Dedham Square. Several members indicated that they may attend, so an agenda will be posted.

Mr. McCarthy reminded the Board that it had discussed peer review for architectural design. He suggested KAO Design Group of Somerville, MA. Pending projects would be Chick-fil-A and Noble and Greenough. Mr. Bethoney said that this component will be included in the peer review if there are more than nine parking spaces. He has discussed this with Steve Davey, Chair of the Design Review Advisory Board, who discussed it with his board members. He has not been back in touch with Mr. Bethoney, so he will be contacted again. Discussion took place about including the New Town Hall at the Avery School, but Mr. Bethoney thought they were too far along in the process. However, when the new Police and Fire Station is built, it will qualify for this review. It is to be noted that the new town hall will need to be sprinklered.

Mr. Bethoney made a motion to adjourn, seconded by Mr. Steeves, voted unanimously. The meeting ended at 8:55 p.m.

Respectfully submitted,



Robert D. Aldous, Clerk