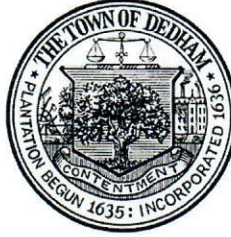


Planning Board

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

Planning Director

Richard J. McCarthy Jr.
rmccarthy@dedham-ma.gov



Dedham Town Hall
26 Bryant Street
Dedham, MA 02026-4458
Phone 781-751-9242
Fax 781-751-9225

Administrative Assistant
Susan Webster
swebster@dedham-ma.gov

**TOWN OF DEDHAM
PLANNING BOARD**

MEETING MINUTES

March 24, 2016, 7 p.m., Lower Conference Room



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

Call to order 7:11 p.m. The Pledge of Allegiance was recited. Plans, documents, studies, etc., referred to are incorporated as part of the public records and are on file in the Planning and Zoning office. Minutes for the Public Hearing on the May 16, 2016, warrant articles are in separate minutes. The meeting for 450 Washington Street was postponed.

Master Plan Implementation Committee: Discussion with Shaw McDermott

Start 7:38 p.m. The Planning Board has received resumes for Mr. McDermott and Michelle Persson Reilly for reappointment to the Master Plan Implementation Committee. It is Mr. Podolski's opinion that they have both done a great job in implementing the Master Plan. He acknowledged that it takes a lot of hard work and is very time consuming, and the fact that they wish to continue shows investment in the Master Plan.

Mr. McDermott gave the Board a very brief summary of where things stand in preparation of an update. The Board has approved the request to discuss reformulating committee. It will hopefully be given a draft of the update in April based on input from the committee and work done by Dina Guiel, a graduate student and intern for the Planning Board. He said that he would like to have both Mr. McDermott and Mrs. Persson Reilly on the committee. Mr. Podolski explained that Jessica Porter and Ryan McDermott applied for the Board of Selectmen appointments, and there were two other applicants. Mr. McDermott encouraged volunteer alternates, and suggested that these other applicants be invited to stay involved by attending the meetings. Mr. Podolski discussed whether the committee structure should change. He suggested that it should not be changed, and that it would be better to tell these people that they are welcome to be involved. The Board of Selectmen will talk with the other four applicants. Mr. O'Brien suggested having the committee vet their backgrounds. Restructuring the committee will be placed on the next agenda and appointment of alternates will be discussed. Mr. Steeves moved to re-appoint Mr. McDermott and Mrs. Persson Reilly, seconded by Mr. Aldous, voted unanimously 5-0. End 7:50 p.m.

Prior to the next meeting, Mrs. Webster gave the Board a gift in appreciation of their dedication and hard work. The gift was an inscribed gavel and block from Lloyd and Rita Mae Cushman. Mr. Podolski expressed the Board's thanks for their generosity, and said it is a much-needed tool for the Board.

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 7:52 p.m. The applicant was previously approved for insignificant modification of the parking lot. The Board voted that peer review and abutter notification were not necessary. The dumpster has been relocated as requested by the Board, the drive aisle has been designated one-way, and snow storage areas have been designated on the plan. A few light poles have also been added to the rear parking lot. Because the frontage landscaping requirement is only for five feet and there is in actuality more, no waiver is needed. The applicant has been to Conservation Commission about paving the gravel lot, and they are now waiting for the State to comment. In all likelihood, the Board may require full site plan review. Mr. Steeves moved to approve the plan, seconded by Mr. Aldous, voted unanimously. End 7:59 p.m.

Applicant: George F. Doherty & Son, Inc.
Project Address: 456, 464 High Street, Dedham, MA
Case #: **SITE-12-15-2058**
Zoning District: General Residence
Representative(s): David Johnson, P.E., Norwood Engineering Co., Inc. 1410 Route One, Norwood, MA
George F. Doherty, owner

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. Doherty. He also recused himself from discussion on Liana Estates, as he has a professional relationship with the applicant, Giorgio Petruzzello. Mr. Podolski also recused himself from this meeting due to a professional relationship with Mr. Doherty. Both Mr. Bethoney and Mr. Podolski left the hearing room at 9:00 p.m. and did not participate in any part of this meeting or consideration of the proposal. Mr. Steeves assumed the role of Acting Chairman.

Start 8:00 p.m. The applicant wants to remove the house at 464 High Street and create a reconfigured and re-stripped parking lot for the funeral home. The two-way access drive will be moved over and the parallel spaces replaced with perpendicular spaces, resulting in an increase of six spaces. There will be no increase in the floor area or use of the funeral home. It is hoped that this will reduce the amount on on-street parking on both High Street and Crowley Avenue. The circulation pattern remains the same. The entire site meets parking

regulations. Waivers have been requested in writing. The table with the parking information will be put on the plan.

Kenneth Cimeno, Building Commissioner, said that this constitutes expansion of a nonconforming use. Expansion of the commercial lot next to the business is a conforming use. The ZBA granted a Special Permit to allow expansion of the parking area (see file). DPW has one more comment to be addressed. They have filed for a stormwater permit with Conservation Commission; this is on hold until the Planning Board approves. Existing impervious area is about 14,000 square feet, but will be increased by approximately 1,200 square feet. This was discussed in detail. Conservation Commission would like direction regarding the stormwater management.

Waivers have been requested for the driveway radius requirement, landscape frontage, interior landscaping, and the five-foot perimeter landscape requirement. A photometric diagram for the parking lot lights was not submitted; a waiver should be requested and put on the plan. Mr. Johnson said the photometric plan is not necessary because the lighting is existing, and the wattage of the existing lamps is not high. A table of required parking information is not on the plan. With regard to the curb radius, a detail was provided on the plan from the DPW CAD list, and meets the requirement, hence the request for a waiver. Mr. McCarthy said the Zoning Bylaw and the DPW have two different standards. Notes will be added to the plan for clarity. Mr. Doherty will add another light to the back parking lot. Mr. Steeves asked for two more lights, and this will be done. The existing landscaping will remain, but Mr. Steeves asked for more. Mr. O'Brien asked for pictures of the house for the Dedham Historical Society since the house being demolished was built in 1890. A handicapped space will be added at the side entrance, and the two remaining handicapped spaces in back will remain in place. No waiver is necessary. Mr. Aldous moved to approve the plan, seconded by Mr. O'Brien, voted unanimously 3-0. End 8:25 p.m.

OLD/NEW BUSINESS (begun at 8:26 p.m.)

Liana Estates: As noted, Mr. Bethoney remained out of the hearing room, having 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 and Giorgio Petruzzello. He did not participate in any part of this meeting or consideration of the proposal. Mr. Podolski rejoined the Board at 8:26 p.m.

Mr. Zahka and Giorgio Petruzzello were present. A Certificate of Action was approved and filed with the Town Clerk, who provided a certificate stating that no appeals were filed. The Board signed the Mylar and four paper copies of the plan sets. The applicant is required to give security, and a covenant was proposed on all six lots. This will likely be re-visited once the utilities and the road up to the binder coat are in place. At that time, release of some of the lots will be requested. Mr. Steeves moved to approve the covenant, seconded by Mr. O'Brien, voted unanimously 4-0. The covenant was reviewed and signed. Mrs. Webster notarized the document.

Mr. Steeves moved to adjourn, seconded by Mr. Aldous, voted unanimously. End 8:30 p.m.

Respectfully submitted,

Robert D. Aldous, Clerk

