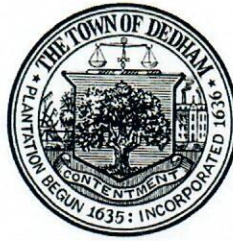


**Planning Board**  
Michael A. Podolski, Esq., Chair  
John R. Bethoney, Vice Chair  
Robert D. Aldous, Clerk  
Ralph I. Steeves  
James E. O'Brien IV

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



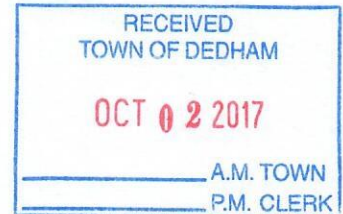
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## TOWN OF DEDHAM PLANNING BOARD

### MEETING MINUTES

April 27, 2016, 6:30 p.m., Selectmen's Chambers



**Present:** Michael A. Podolski, Esq., Chair  
John R. Bethoney, Vice Chair  
Robert D. Aldous, Clerk  
Ralph I. Steeves  
Richard J. McCarthy, Jr., Planning Director

The Board attended an Open Meeting law seminar in the Lower Conference Room from 6:30 to 7:30 p.m.

Call to order 7:30 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. Member James E. O'Brien IV was not present for this meeting due to childcare issues.

**Applicant:** The Davis Companies  
**Project Address:** 100 Rustcraft Road, Dedham, MA  
**Case #:** SITE-09-14-1990  
**Zoning District:** RDO

- Paul Query, VP Development, The Davis Companies, 125 High Street, Boston, MA 02110
- Anthony Donato, PE, LEED AP BD+C, Project Manager, Bohler Engineering, 75 Federal Street, Suite 620, Boston, MA 02110
- Scott Thornton, P.E., Vanasse & Associates, Inc., 35 New England Business Center Drive, Andover, MA 01810
- Wendy DeWolf, Assistant Project Manager, Energy Management, Inc., 20 Park Plaza, #300, Boston, MA 02116
- Jeffrey Gadowski, American Capital Energy, 360 Merrimack Street, Building 9, Entrance K, Suite 202, Lawrence, MA 01843
- Robert Donahoe, VP Environmental Services, Energy Management Inc., 20 Park Plaza, #300, Boston, MA 02116

The Applicant is seeking a Certificate of Occupancy for the General Dynamics portion of the site. The final occupancy permit and the Order of Conditions were discussed. There are several incomplete items. A space is being readied for Fenway Health on the west side; an occupancy permit will be sought in the future. The seal coating and striping will be done on weekends starting on 5/7/16. Having an empty lot is problematic because their three largest tenants (Garda, General Dynamics, and American Red Cross) work three shifts a day, seven days a week. It will be done in sections as noted on a plan passed out to the Board. The target date for completion will be June 30, 2016, after which time they will return. As part of the restriping, the handicapped spaces and ramps will be brought up to current standards.

A modified snow storage plan was submitted. There will be three areas in front, two on the right, one in front, one in the back, and one area along Rustcraft Road near the rear of the building. All have been reviewed with Mr. McCarthy and Elissa Brown, Conservation Commission agent. There will be no drainage into wetlands. The storage is acceptable in these remote locations, and there is ample parking. The snow storage areas will cause the loss of 50-60 spaces; there are approximately 1,194 on site, and currently about 950 are used. There is an equipment storage area, as well as a sand storage in the back; the sand will be clean with no chemicals.

A directional sign for Routes 128 and 95 will be installed to encourage people to turn left out of the eastern driveway. The Board was fine with this. Mr. Podolski advised him to keep it back to maintain the line of sight. An as-built survey was done by Bohler Engineering and given to the Board; this meets the standards of the Certificate of Action. Hard copies will be given to Engineering and the Building Department. A new Certificate of Action was recommended.

Mr. Thornton did a follow-up monitoring study of the Elm Street/Providence Highway (#1) and the Rustcraft Road/Jefferson Street/East Street (#2) intersections on March 23, 2016, to review the capacity and level of service. Counts were done after General Dynamics opened and in full operation. Peak hours stayed the same in the evening, but shifted in the morning. Peak hours for both intersections and employees were explained. Three of the four locations showed decrease in volumes and delays. Level of service remained the same. An exception was Elm Street near Legacy Place, which went to Level Service E. The light has not been properly timed, as more time is needed to get off Elm Street. The Kiss and Ride is fully operational. There are three trains at peak hour, contributing to traffic, but there is no real impact at intersections. The new directional signage should help. Cut-across traffic to Central Avenue was not studied, as it was not required in the Certificate of Action. Mr. Aldous was concerned about the extensive back-up traffic at Endicott Circle.

Mr. McCarthy will talk to the State about the lights at Elm Street. Mr. Thornton noted that the State is looking at the intersection at Elm Street/Washington Street. The Applicant will report back to the Board. An amended Certificate of Action for the snow storage and signage will be written. The Applicant had given the Board mitigation for the landscaping, and would now like this back. Mr. Steeves moved to release the money, seconded by Mr. Aldous, voted unanimously 4-0. Mr. Bethoney moved to approve the site plan as presented and to allow a final Certificate of Occupancy be issued by the Building Department as requested, seconded by Mr. Steeves, voted unanimously 4-0. End 8:15 p.m.

The Applicant would like to install a dumpster for Fenway Health for paper recycling, to be installed close to Rustcraft Road on a 7' x 10' concrete pad. It would be surrounded by a 6-foot screening fence and landscaping, and would be brought up off the lawn in an area where there is no parking. It must be no closer than 15 feet from the road. The Board requested a plan that showed species and size of the plants. End 8:22 p.m.

Fire Chief William Spillane is satisfied with the proposed solar array layout and transformer pad, with conditions as noted in his e-mail dated April 27, 2016. Mr. Donato said the existing concrete pad cannot be removed. General Dynamics has transformers that are unrelated to the solar project. They proposed 28 5-6' arborvitae to be a solid hedge. The location of the three transformers for the solar were shown. The Board was not pleased with the design, so Mr. Donato said plantings could be added in front. Mr. Query suggested a second random row in front, i.e., rhododendron, etc., planted in an undulating manner. Mr. Donahoe said that a staggered effect makes sense, but more shrubs will be needed. A new rendering will be submitted, and the box will be painted green. Mr. McCarthy will forward the rendering to the Board.

The rooftop solar array was discussed. It will be 10 feet from the edge of the building, and will not be visible from the street. They come off the building about 1.5 feet on the high side, and are a 5° tilt. Pictures of other arrays will be e-mailed to Mr. McCarthy. The energy produced will go to Eversource; it will not service the building. There will be a maintenance contract and a 20-year warranty, although they may last longer. Mr. Bethoney moved to approve as presented subject to landscape modifications and the other incidentals noted this evening (Mr. McCarthy will make note of these and pass them on to the Applicant) that will be incorporated into the plan and the Certificate of Action. Mr. Aldous seconded the motion, voted unanimously 4-0. End 8:43 p.m.

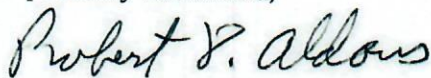
The Board took a short break and resumed the meeting at 8:49 p.m.

#### **Recognition of Ritamae and Lloyd Cushman**

Mr. and Mrs. Cushman graciously donated a gavel set to the Board on April 14, 2016. Mr. Podolski, on behalf of the Board, expressed thanks for the gift, and said that words could not express their gratitude. It will be used for many, many years by many Boards after this one. She was given a card signed by the Board, Mr. McCarthy, and Mrs. Webster. Mrs. Cushman said that when she saw the nameplates being used as a gavel, she knew she needed to find a gavel set. Elizabeth Martin of the Dedham Times took pictures for the newspaper.

Mr. Bethoney moved to adjourn, seconded by Mr. Steeves, voted unanimously 4-0. Review of minutes will take place at the next meeting when there is a full board. End 9:00 p.m.

Respectfully submitted,



Robert D. Aldous, Clerk