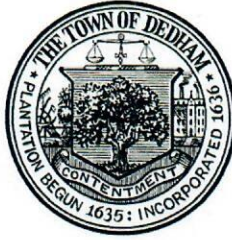


**Planning Board**  
Michael A. Podolski, Esq., Chair  
John R. Bethoney, Vice Chair  
Robert D. Aldous, Clerk  
Ralph I. Steeves  
James E. O'Brien IV

**Planning Director**  
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## TOWN OF DEDHAM PLANNING BOARD

**MEETING MINUTES**  
June 23, 2016, 7 p.m., Lower Conference Room



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

Call to order 7:00 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. Mr. Bethoney was not present for this meeting.

**Applicant:** Dunkin Donuts  
**Project Address:** 36 Sawmill Lane, Dedham, MA  
**Case #:** SITE-02-14-1791  
**Zoning District:** General Business  
**Representative(s):**

- Carlos Andrade, owner, Legacy Donuts, Inc.
- Chris DaCosta, owner, Legacy Donuts, Inc.

**Town Consultant:** Steven Findlen, McMahon Associates

Time 7:00 to 7:23 p.m. Mr. DaCosta wants to open the Dunkin Donuts on Saturday night. He came before the Board to discuss the landscape plan and the addition of two directional signs. He is working with Building Commissioner Ken Cimeno, as well as the electrical and plumbing inspectors. Mr. Cimeno will sign off on the project tomorrow, and the plumbing and electrical have been signed off. The property owner removed one of the trees, which he showed on the plans. The monument sign was installed today, and trees were planted on either side of it. He is looking for more direction on placement of the flagpole since the corner is very busy. The "Welcome to East Dedham" sign is supposed to go near the corner, but it may get lost there. Mr. Podolski said he would not hold up a temporary occupancy permit over the placement of the sign. However, he would like to know where the flagpole is going. Mr. Steeves said he would not have a problem if the flagpole went where the removed tree was. The consensus of the Board was that it would be on Sawmill Lane somewhere near their sign but not in front of it, and that it be a regular sized pole. Mr. O'Brien said it needs to be lit, which will help the sign. With regard to the request for two directional signs, Mr. DaCosta would like a "No Exit" sign at the drive-thru, which has no exit, and he would like a sign at the entrance in the middle saying "Dunkin Donuts" with an arrow. The Board was fine with this as long as it did not block the line of sight.

The Board discussed the speed bump in the drive-thru. This has not been installed yet. The pedestrian sign is in, but is not lit yet. Mr. Podolski was most concerned with the speed bump, as this is a safety issue to slow people after coming out after a pick-up. He asked Mr. DaCosta to consider renting a temporary bump until he gets a permanent one, since it would take time for the tar to cure, and it would not be ready by Saturday. Mr. DaCosta will do that. Mr. Steeves said he could buy a speed bump as well. Mr. O'Brien also said that people will complain about the bump because their coffee will spill when they go over it. An as-built plan will be necessary.

Mr. McCarthy said the applicant is discussing striping on Walnut Street with the DPW and Engineering. The Board had asked for a "Do Not Block" box at Sawmill Lane at the lights to allow drive-thru traffic to pass. Mr. Mammone, Director of Engineering, felt that it was going to benefit the applicant, but not the public. Mr. Podolski strongly disagreed. The applicant will need to see the DPW and the Board of Selectmen, who are the street commissioners, for their approval. The Board will attend that meeting to explain the necessity of this. Traffic was discussed in detail.

Mr. Podolski said it would be fine to give him a temporary occupancy permit to open on Saturday. Mr. DaCosta will be allowed 60 days for the "Do Not Block" street signage. The flagpole will be installed. They will be allowed to open the drive-thru with the sign, but they need to install a flashing light within a week. The speed bump must be in by Saturday. Mr. O'Brien said this may become a neighborhood issue, and wondered if sometime does not work out, i.e., cannot get the temporary speed bump. Mr. Steeves said obtaining this would be no problem. Mr. Findlen asked if traffic counts had been done, which they have, and asked that they be sent to him and Ken Cram of Bayside Engineering for analysis. Another set needs to be done in six months as well for comparison. He should report back in 60 days.

Mr. Steeves moved to allow a temporary occupancy permit for up to 60 days, to all a temporary speed bump prior to opening, to complete an asphalt speed bump, to amend the plan to add two new enter/exit signs, to remove one tree, and to add an illuminated pedestrian "Yield" sign within five business days. Mr. Aldous seconded the motion, and the vote was unanimous at 4-0.

<b>Applicant:</b>	<b>Marbridge, LLC, c/o Marwick, LLC</b>
<b>Project Address:</b>	<b>270-280 Bridge Street, Dedham, MA</b>
<b>Case #:</b>	<b>SITE-11-15-2040</b>
<b>Zoning District:</b>	General Residence and LMA
<b>Representative(s):</b>	<ul style="list-style-type: none"><li>• Scott Henderson, P.E., Henderson Consulting Services. P.O. 626, Lexington, MA 02420</li><li>• John Siss, Asset Manager, Marbridge, LLC c/o Marwick, LLC, 80 Hayden Avenue, Lexington, MA 02421</li></ul>

Time 7:23 to 7:37 p.m. The applicant came in for minor site plan review for new parking spaces at the rear of the site. Revised plans were received. These were revised at the request of Fire Chief William Spillane.

Mr. Henderson reviewed the application. The expansion of the parking lot is to support the previously approved change of use, and another minor site plan review application for which they are awaiting approval from the Conservation Commission before submitting it to the Planning Board. The change in use is from a pre-existing industrial/garage use to health and human services use, which is more of an office use. There will be daily visitors but no heavy traffic. The plan has been peer reviewed by McMahan Associates. All 15 issues found have been resolved.

Engineering has reviewed and approved the revised plan with conditions, and DRAB has issued an approval.

The proposal is to add parking in the southeast corner of the parcel where there is a pre-existing gravel area that was historically planned for parking but was never paved. It will now be paved and striped to provide parking. The striping will provide an additional 24 parking spaces, all of which comply with the Zoning Bylaw. All vehicular circulation requirements have been met for 24' wide minimum two-way aisles. Trash, delivery, and fire trucks can maneuver through the area; this has been reviewed by McMahon and the Fire Department. ADA and Architectural Access Board requirements have been satisfied for accessible spaces and van accessible spaces. Two handicapped spaces will be provided in the parking lot. There are a couple of new landscape islands, but they do not propose any new interior landscaping. They meet and exceed the regulations for 15% landscaping; they will have 20.1%. A landscape plan has been submitted.

The existing landscaping was done when the current owner acquired the property a little over a year ago. Some areas of the landscape plan do not satisfy the Planning Board's requirements for planting size. Density of plantings of shrubs and trees have been met. Shrubs are required to be a minimum of 5 gallons; the ones previously planted were 3 gallons. The tree requirement is 12-14 feet, 4" caliber, and they are slightly under that, as most of the trees were 6-8 feet tall and 2-2.5 inch caliber. They request a waiver for taking out the existing landscaping and replacing it with compliant landscaping; it has been for a full growing season and is all healthy. In due time, it will grow to the requirement, and removing it does not benefit anyone. They have an outstanding waiver for the drive aisle width in the parking lot; this was part of a prior application. There is one spot where the aisle is 23 feet. The requirement is 24 feet. The waiver was approved on the previous application, and remains the same in this application. The next waiver is for the landscape buffer on the side of the property. It is required to be 5 feet in this zone. There is an existing 2.6 foot buffer in the southwest corner of the property; everywhere else in the site has the required 5' buffer. They also request a waiver for one loading space that measures 12' wide x 55' long. They request a reduced size of 12' x 32' in the rear of the site. This will not impact any of the circulation in the parking lot. The largest truck in that area for the uses on site would be a delivery box truck that is 30' long. There has been one change on the plan per the Fire Chief. There is an existing landscape island that separates the northeast and southeast parking lots, and they plan to cut that back 10' to provide more maneuverable access for a fire truck. The waivers are listed on the plan. A polar diagram was submitted for the proposed lighting. Three lights are proposed, one between the southeast and northeast lots, one in the center of the southeast lot, and one in the northeast parking area. There is no spillage. The Conservation Commission is happy with the application since they are using porous asphalt.

The Board was satisfied with the proposal and was not concerned with the size of the landscaping. Mr. Aldous asked that a flag be installed, and this will be done. Mr. Findlen said that all issues have been resolved, and the applicant has been very compliant.

Mr. Steeves moved to approve the revised plan showing 10' shortening of the landscaping island, seconded by Mr. Aldous, and voted unanimously at 4-0, with the following waivers:

1. 23 foot aisle width instead of 24 feet in two locations as noted on the plan.
2. Reduction in the size of the loading dock.
3. Perimeter landscaping on the southwest corner of the parking lot is allowed to be 2.6.'
4. The size of the landscaping.

Mr. Aldous moved to approve the waivers, seconded by Mr. O'Brien, voted unanimously, 4-0.

### **Old/New Business**

Certificate of Action for Noble and Greenough School: Mr. Steeves moved to approve the COA as presented, seconded by Mr. Aldous, and voted unanimously at 4-0.

Motherbrook Arts and Community Center: **Mr. O'Brien recused himself from this discussion as he is a member of the Mother Brook Arts and Community Center. He left the meeting at 7:39 p.m.**

Present: Jean Ford Webb, Executive Director, MBACC  
James Kaufman, Chair  
Joseph Heisler, Advisory Board

Applicants: Shane Gibbons, Instructor, Massachusetts College of Art and Design  
Miriam Gee, AIA, Instructor  
Katherine Hansberry, Student  
Aiden Syms, Student  
Umesh Nomula, Student

Time 7:39 to 8:15 p.m. Mr. Gibbons, Ms. Gee, and another instructor teach a design build class at Massachusetts College of Art and Design during the summers, which is a requirement for graduate architecture students. The course goes 3-4 weeks with intensive design. This is week #3 in their current class. At week #4 they go on site and construct the project for the rest of the summer. Only nonprofits and public agencies are chosen for this, i.e., charter schools. Included in the class are structural engineers, architects, and landscape architects who review the students' project, and approximately 13 students. Ken Cimeno had asked Mr. McCarthy about modifying the site plan for the playground at the rear of the building at Mother Brook Arts and Community Center and coming to the Planning Board for a brief meeting. The project is quick in how it is programmed, and needs review and approval. There is no plan to review, as the students design and plan as they go along. No parking will be affected. The area in question is about 180 feet long.

Mr. Podolski said that they need to show some plans, and the Board can fast track the project. Mr. Gibbons showed a modular of what they plan to do. An existing retaining wall will not be touched. They have begun preparations, i.e., weeding. By the beginning of next week, there will be a 10-15 page document, structurally and architecturally stamped. The students will be working this weekend to produce this.

Mr. Cimeno was consulted and attended a meeting two-and-a-half months ago. They have worked with Conservation Commission since they are within 200 feet of Mother Brook, and have received their approval. The Conservation Commission agent, Elissa Brown, wanted them to clear out all the invasive vegetation and to keep the surfaces permeable. Ms. Webb noted that, prior to the students coming on site, a comprehensive landscape design was done. There is an accessible path to Mother Brook; this is in process but is about 80% done.

Ms. Hansberry explained the project, which could include a performance area in the back right corner. The conclusion was to construct a path to guide the user through the park. It became

more of a Möbius strip concept because of the materials they will be using. The permeable surfaces will change between compacted gravel and a boardwalk, which projects upward into the landscape. There will be a trellis that leads to a view of Mother Brook. The length of the project is about 360 linear feet. One permanent bench would be wooden supported by concrete. There are irrigation planted beds. Mother Brook Arts and Community Center will maintain the park with guidance from John Haven, a landscape architect. Lighting is not within the scope of the project. Ms. Webb said the Mother Brook Arts and Community Center contractor will do the lighting. The park will be ADA accessible; Mr. Podolski advised them to assign handicapped spaces. A moving tour of the proposed park was shown, as were pictures of completed projects.

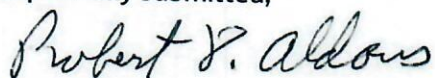
The students were advised to prepare a plan. No peer review is necessary, and there are no parking spaces. They will start grading and stay in touch with the Building Department. They were advised to do something to keep it safe at night. This was discussed in detail. There will be a ribbon cutting even on August 18, 2016. They will return at next meeting on July 7, 2016.

#### **Old/New Business**

60 Emmett Avenue: The applicant would like to move the dogwood tree from its existing location on the plan. There are a bunch of utilities near the tree, and Mr. Cimeno wanted a doorway into the utility area of the building. The door and the pathway were added afterward, and are in the same location where the dogwood was to be located. There is also a huge maple tree. Therefore, they want to move it. The Board had no issue with this.

Mr. Steeves moved to adjourn, seconded by Mr. Aldous. The vote was unanimous at 4-0. The meeting ended at 8:20 p.m.

Respectfully submitted,



Robert D. Aldous, Clerk

/snw