

John Haven, RLA, ASLA, Chair
Bryce Gibson, Vice Chair
Paul J. Corey
Steven Davey
Christine Perec

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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW ADVISORY BOARD MINUTES
Wednesday, September 6, 2017, 7 p.m., Lower Conference Room



Present: John Haven, RLA, ASLA, Chair
Bryce Gibson, Vice Chair
Paul Corey
Christine Perec
Richard J. McCarthy, Jr., Planning Director

Call to order 7 p.m. 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. Davey was not present for this meeting due to work obligations.

Applicant: **Bamboo Restaurant**
Project Address: **55 Ariadne Road, Dedham, MA**
Case #: **DRAB-08-17-2260**
Property Owner/Address: Midland Hotel Corp., 225 Millburn Avenue, Suite 101, Millburn, NJ 07041

Materials Submitted:

- DRAB application
- Letter of permission from Joseph Feldman, President, Midland Hotel Corp.
- Petition statement prepared by Darlow Christ Architects, 2326 Massachusetts Avenue, Cambridge, MA 02140
- Photographs of existing conditions
- Renderings of proposed changes
- Exterior alterations plan prepared by Darlow Christ Architects

Representative: Peter Darlow, AIA, Darlow Christ Architects

Mr. Darlow explained that there will be refresh of the interior of Bamboo Restaurant, and as a part of that, they want to redo the exterior of the vestibule of the restaurant. The existing vestibule structure was custom painted EIFS, which is becoming tired and worn. They would like to revise the finish of this. They will fill in a few of the vertical groups on the EIFS and maintain the horizontal bands. They will otherwise reapply the EIFS finish, which will be Dryvit Limestone

618, Antique Gray. The middle panel soffit will be painted to blend with the new EIFS top coat. The entrance doors and glazed openings will remain. The EIFS finish panel at each window will be patched and recoated with the antique gray top coat. The remainder of the exterior will be repaired and recoated to match the present color of the hotel building. The existing signage and existing landscaping will be unchanged.

The Board was pleased that the exterior will be cleaned up and modernized. Mr. Gibson moved to approve the vestibule re-facing as proposed, seconded by Mr. Corey, and voted unanimously at 4-0.

Applicant:	Oasis Nail and Day Spa
Project Address:	240 Bussey Street, Dedham, MA
Case #:	DRAB-08-17-2258
Property Owner/Address:	Delapa Properties, 511 Washington Street, Norwood, MA 02062
Materials Submitted:	DRAB application Letter of permission from Jim Siteman, Delapa Properties Photograph of existing signage Rendering of proposed signage
Representative:	None

Mr. Corey said the rest of the signs at that location, with the exception of one, all have a dark green background. This was the image of the plaza when it went in. The sign for this business does not have a dark green background; it is a lighter green. The other exception, MetroPCS, has a white background, and said that the landlord was fine with it; DRAB recommended against it. These were corporate colors, however. The Board said that everyone would have different colors now, and this would make the plaza look more chopped up than it already does. The fonts are also all different with yellow lettering. Thus far, the Applicant does not have plans for window signage. If they do decide to have it, the Building Department would have to tell them to remove it or return for approval.

Mr. McCarthy said that Delapa Properties is considering re-development for the property. Mr. Corey wondered why Oasis Nail and Day Spa was bothering to change its sign since the property would be re-developed anyway, saying they probably will not even be there. Mr. McCarthy did not know why they were changing it. Mr. Corey asked what the cost difference between the light green and the dark green was. Mr. McCarthy said there was no difference. He suggested that it might incorporate a more cohesive sign program going forward. Mr. Gibson said it seems to make sense to remain consistent with the previous recommendation for MetroPCS, and if the Applicant does not follow it, that is what they will do. Mr. Haven said he did not mind the sign design itself, but the color is not the same. Mr. Gibson agreed.

Mr. Corey moved to approve the signage as presented with the strong recommendation that the Applicant follows the color background of the majority of the signs on the building. Mr. Gibson seconded the motion. The vote was unanimous at 4-0.

Applicant:	Ocean State Job Lot
Project Address:	100 Providence Highway, Dedham, MA
Case #:	DRAB-08-17-2259
Property Owner/Address:	OSJ of Dedham, LLC, 375 Commerce Park Road, North Kingston, RI 02852
Materials Submitted:	DRAB application Photographs of existing conditions Existing store layout Specifications for new entry door
Representative:	None

Mr. McCarthy did not know why no one was here to present this application. The Applicant is proposing an automatic sliding door in the front of the building. This will require removal of an eight-foot section of glass and knee wall. *Conversation was difficult to understand because there was no order to the discussion and people were talking at the same time.* The height is not known. Construction of the door has already started, but the Applicant was told to come before the Design Review Advisory Board before continuing.

Mr. Gibson moved to approve the proposed door as presented, seconded by Mr. Corey, and voted unanimously at 4-0.

Review of Minutes

Public Safety Building Minutes: Mr. McCarthy said that there has been a lot of discussion regarding the design of the Public Safety Building with people not liking the design. It was thought that the mill design was unfit for Dedham Square, although opinions are subjective. Mr. Corey said the Santander Bank building at 339 Washington Street is a better fit because it has the same type of look as an H.H. Richardson building, although it is a more modern building. It has arches and everything is much more in keeping with what they are trying to accomplish. Mr. McCarthy said there was a Board of Selectmen meeting on August 24, 2017, and there is an upcoming public meeting on September 21, 2017, at Dedham Middle School.

Mr. Gibson said this was classified as a scoping session, but the design was a year or so down the line, so it seemed that it was pretty wrapped up, at least from the designer's perspective, when they presented it. A lot of internal comments were checked, and by the time it came to DRAB, it was pretty well set in stone. Mr. Corey said that it was as far as the architects were concerned until the funding came out, and then the plan would be changed. Mr. Gibson said that some of the other scoping sessions for town projects have been more amenable to suggestion. Ms. Perc spoke, but could not be heard. Mr. Corey said that they are finding out that there are more people who want to say something and whose thoughts might be worth listening to and incorporated into the design of the building. He thought the cost estimate would change as well.

Mr. Haven said there should be more back and forth. Mr. Corey asked if they would be willing to come back to DRAB. Mr. McCarthy said some of the comments were mixed about the design being based on a mill design. Others felt that the town should work within the design frame and make some changes to it. The Building, Planning, and Construction Committee was pretty comfortable with what the architect did but were amenable to making changes.

Mr. Corey moved to approve the minutes of August 2, 2017, seconded by Mr. Gibson, and voted unanimously at 4-0. Mr. Corey moved to approve the minutes of the Public Safety Building scoping session with one change (last page, second paragraph, add "current" before the word building). Mr. Gibson seconded the motion. The vote was unanimous at 4-0.

Old/New Business

Christine Ryan had contacted Mr. McCarthy about a Dedham Public Art project called "Raining Poetry." Mr. Haven asked if the Board is just listening to this, or if there is an approval necessary. Mr. McCarthy said there is no vote necessary. The Mass Poetry group sponsors these events, and the Dedham Public Art Project group will be doing this on its own. They have been given guidelines, and will be voting on poems, prose, lyrics, or inspirational works, all of which will be family friendly. They would then stencil them or have them laser cut on a template, then purchase invisible spray that is manufactured specifically for these events. The stencil is sprayed with the invisible spray and when it rains, the lettering is exposed. Otherwise, it will be invisible to the naked eye. It works best on cement sidewalks. The idea is to place these at businesses, churches, and libraries. They are choosing Dedham Square and Oakdale Square. Two poems would be located in Oakdale, and the rest would be concentrated in Dedham Square. This will help attract traffic to the Square, and will allow participation by children. This will be done in cooperation with the Dedham Library Innovation Team, which is nonprofit and whose mission is to teach literacy and advocate the library system, which would then become part of the community. They will be involved with fund raising. Timing is an issue due to the fall and the winter, so they have not yet picked a date. They have received permission from some of the proposed locations.

Ms. Ryan is interested in the Board's point of view, i.e., whether it considers the poetry signage and if they should file an application. She did not know if DRAB had any jurisdiction on where things are put. She said they could cut a template with an image so the Board could see it if they wanted. She described what it looks like and how long it might last depending on foot traffic. It is biodegradable, eco-friendly, nontoxic, and not slippery. She will give the Board the website so they read about it. Mr. Corey said it might be wise to check with the Building Department to see if there is any criteria that DRAB can use. He suggested that they return in a month or two to discuss this. Ms. Ryan said they would probably do this next spring because of the uncertainty of autumn weather. Mr. Corey said the policy would be for DRAB to draft a policy and have the Board of Selectmen approve it. Mr. Haven said they would talk with the Building Department to determine the regulatory approval. If they need to go to DRAB, they would need to come up with a more defined program, i.e., fill out a modified application and provide the necessary documents. He also suggested that they speak with Joe Flanagan, Director of the Department of Public Works, since these will be on public sidewalks.

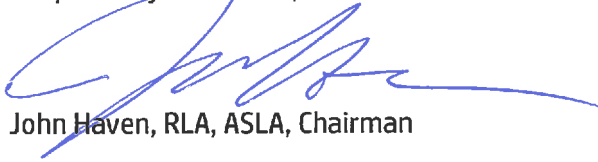
The Board briefly discussed the park at Mother Brook Arts and Community Center. Mr. Haven said that there is debris that needs to be removed, but the plants are doing well. Someone donated the entire irrigation system. They moved on to discuss the signage at the Gobbi building at 530 Providence Highway at the corner of Eastern Avenue. The windows of one of the stores has been "plastered" with signage for the maid service. He also noted the same thing at the mixed use building by the bridge in the Square. Mr. McCarthy will deal with this.

Mr. Haven said that when Hooters came in, they were going to take down the "parking in the rear" banner. This is now faded and falling off. Mr. McCarthy will call Colin Parker about this.

There was a lot of simultaneous conversation, so whatever was discussed could not be noted in these minutes and is considered lost.

Mr. Gibson moved to adjourn, seconded by Mr. Corey, and voted unanimously 4-0. The meeting ended at 8 p.m.

Respectfully submitted,



John Haven, RLA, ASLA, Chairman

/snw