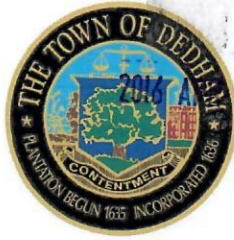


Steven Davey, Chair
John Haven, RLA, ASLA, Vice Chair
Paul J. Corey
Bryce Gibson

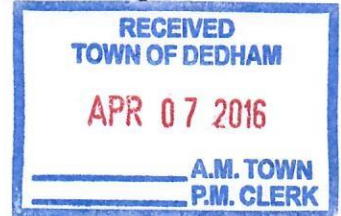
Richard J. McCarthy, Jr.
Director of Planning
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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW ADVISORY BOARD MINUTES
Wednesday, March 2, 2016, 7 p.m., Lower Conference Room

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

Mr. Davey called the meeting to order at 7:00 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.

Applicant: *Savio Lighting*
Project Address: *890 Providence Highway*
Case # and Zoning District: *DRAB-02-15-1945*
Property Owner/Address: Linear Retail Dedham #1, LLC, c/o Keypoint Partners, LLC, 1 Burlington Woods Drive, Burlington, MA 01803
Materials Submitted: Existing floor plan

Mr. Gibson was not present for this meeting. The applicant returns for a change in windows as shown on the submitted plans. Mr. Corey moved approval, seconded by Mr. Haven, voted unanimously 3-0.

Applicant: *Glencar Washington, LLC*
Project Address: *321 Washington Street*
Case # and Zoning District: *DRAB-07-12-1554*
Property Owner/Address: 408 Whiting Avenue, Dedham, MA
Representative: Michael McKay, AIA, 35 Bryant Street, Dedham, MA
David Raftery, owner

Mr. Gibson arrived for the meeting. The applicant comes in for review of the color on the ground level of the building. It is currently white non-finished AZEK. The windows are similar in color to the "Nantucket gray" or sage gray/green, and similar to the renderings that had been presented previously. It would wrap around all the white storefront to the

corner. There is also a small paneled area that would also be painted. Repair work to the concrete sidewalk will be done as soon as the weather breaks. The applicant was cautioned to perform extensive prep to the area prior to painting. If requested, it could be primed using that color so the Board could see it and provide feedback. Mr. Corey advised them to check the color specs prior to painting to ascertain the color limit, and would like to see a prime before it is painted further. Mr. McKay understood, and Mr. Raftery will contact the manufacturer's rep to check on it. Everything else on the building would stay white, including the sign band. Mr. Corey moved to approve the color as presented, seconded by Mr. Gibson, voted unanimously 4-0.

Applicant: *Town of Dedham: Town Hall and Senior Center*
Project Address: *450 Washington Street, Dedham, MA*
Case #: *DRAB-11-15-2046*

Please Note: *This meeting was very difficult to transcribe. It was not possible to transcribe specifics; areas were pointed to, but no explanation was given as to the location. In addition, there were multiple people speaking at once and jumping from topic to topic, so it was not possible to hear much of the meeting.*

The Planning Board has not made any changes because they have not yet approved the project. The concrete pavers will be changed. It is integrated concrete paving, and it will be all one color. He showed the locations of the concrete pavers. The Board wanted a treatment so people would know that it is the entry to the back of the building. The patio will have pavers, but they do not propose pavers for the rest of the back. This was discussed at length. Mr. Haven thought the concrete in back was too large, and questioned why it was not the same width as the front. Mr. McCarthy said that if they have an idea, they should put on paper for the Planning Board to see.

The radii do not comply with the Zoning Bylaw, and McMahon Associates will be reviewing this. The islands will be flush to allow run off in keeping with the Conservation Commission, which is only looking at stormwater management. There was discussion about vehicles driving over these. Staking was suggested by the Planning Board. Mr. Haven thought this would look ugly. Mr. Davey suggested a meeting with a couple of boards at the same time. Mr. McCarthy will discuss granite curbing around the islands with a six-inch reveal with the engineer and Conservation, but did not know the implications with stormwater design and cost. An alternative would be an imprint around them for a textural change. Mr. Davey suggested islands with trees, but Mr. Haven said a bigger bed is needed for that. Mr. Corey said there are disadvantages to raised curbing, i.e., the square corners and how to clean the area when dirt mounts up. Mr. Gibson also said that, with flush islands, the dirt will run off. The Planning Board agreed to waive a couple of spaces to add another landscape island. A meeting with Conservation, the engineer, and the civil engineer will be scheduled. This was discussed in detail. Applicant will not return to the Planning Board for the next meeting, as there are too many things that need to be addressed. Hopefully there can be a final revision, and then the project can officially be submitted to the Planning Board.

The Board briefly discussed the benches and trash receptacles. Mr. McCarthy had samples for the Board to review. Mr. Haven said that whatever the Board picks for site furnishings could carry over to the Police/Fire station part of the complex.

Benches

Mr. Davey said the benches should be nice, solid, traditional benches, and this is a nice, solid, traditional building. Mr. McCarthy showed them an alternatives, i.e., go with what the architect picked out, go with what is in the Square, or pick another choice. Mr. Haven said the Square should have its own bench and furniture, and this should be separate. Mr. Corey suggested that the Board pick two and move on to tables and chairs. Mr. Haven picked a bench that is very close to those in the Square. Mr. Corey moved approval of the Victor Stanley bench RMS 24 Steel Sites RB Collection, seconded by Mr. Gibson, voted unanimously, 4-0.

Trash Receptacles

The Board reviewed a smaller version. Mr. Haven said the one he liked was very similar, but said there should be a cap to keep out rain. He said they should be from the same company to keep consistency in colors, etc. Mr. Corey moved approval of the Victor Stanley S35 Trash Receptacles. Obtaining a cap for this will be investigated. The motion was seconded by Mr. Haven, voted unanimously, 4-0.

Bike Racks

Victor Stanley has a BRQS-101 Bike Rack.

Patio Chairs and Tables

Mr. Corey asked if the tables and chairs should be moveable or fixed to the ground. Mr. Haven, Mr. Gibson, and Mr. Davey thought they should be moveable. Mr. Corey was concerned about people stealing them. Mr. Haven thought that if the chairs are not moveable, they do not need to be ADA compliant. Mr. McCarthy is waiting to hear from the Council on Aging to see what they want.

Fencing

A chain link fence with slats was proposed for the perimeter. There are concerns about the aesthetics of this. The purpose is to screen the parking area from the residential abutters. Mr. Gibson thought there should be something better for the area that if a fence was being done. Mr. McCarthy pointed out where it would be located. There may also be some plantings for screening rather than a chain link fence with slats. The chain link fence would then be a barrier, not screening. There was extensive discussion about this.

Landscaping

There was a brief discussion regarding plantings, paving, pavers, and angles. Unfortunately, it was not known what areas were discussed. In addition, evidently plans were placed over the microphones, which distorted conversation nearly completely.

The plan is for the proposal to go to the Planning Board on March 24, 2016. There are no updated plans at this time, however. Mr. Corey said that DRAB needs to have all its recommendations in writing when it sees the Planning Board. Mr. McCarthy needs to communicate this to the architect. Discussion regarding landscaping took place. Revised plans will be forwarded to DRAB before the meeting with the Planning Board. Mr. McCarthy will find out when the plans should be coming; it is hoped that it would be by March 11, 2016. He will then contact the Board as to when it should meet. Mr. Davey asked if Mr. Kern

or someone who has been involved should be invited to the meeting. Mr. Corey suggested Jim Sullivan, who is a building inspector for the Town and also the chair of the Town Hall Building Committee.

Review of Minutes

Minutes were reviewed and signed by Mr. Davey.

Respectfully submitted,

~~Steven Davey, Chair~~

A handwritten signature in blue ink, appearing to be 'Jim', with a long horizontal flourish extending to the right.

VICE CHAIR