

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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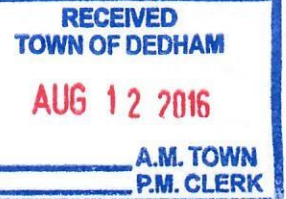


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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW ADVISORY BOARD MINUTES
Wednesday, June 8, 2016, 6:30 p.m., Lower Conference Room



2016 AUG 12 AM 11:55

Present: Steven Davey, Chair
Paul Corey
Bryce Gibson
Richard J. McCarthy, Jr., Planning Director

Mr. Davey called the meeting to order at 6:55 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. A great deal of conversation could not be understood due to multiple people speaking simultaneously. Mr. Haven was not present for this meeting.

Applicant: Dedham Square Coffeehouse
Project Address: 565 High Street, Dedham, MA
Case # and Zoning District: DRAB-05-16-2098
Property Owner/Address: L & M Partnership, 43 Stearns Street, Newton, MA 02159
Representative: Ali Koushan, owner

Time: 6:55 to 6:58 p.m. Mr. Gibson moved to approve the signage as presented, seconded by Mr. Corey, voted unanimously 3-0. Mr. Gibson said he liked the sign, and wished that there was something more that could have been done with the font other than the circle. However, he said the awning and the vertical sign should help his business.

Applicant: Extra Space Storage
Project Address: 24 Providence Highway, Dedham, MA
Case # and Zoning District: DRAB-12-15-2056
Property Owner/Address: Extra Space Properties 30, LLC, 2795 East Cottonwood Parkway, S-400, Salt Lake City, UT 84121
Representative: Paul Cook, Divine Signs, 6 Norman Street, Everett, MA 02149

Time: 6:58 to 7:19 p.m. Mr. Cook returned to discuss the proposed wall sign at Extra Space Storage. He spoke with Mr. McCarthy, who said the sign should be smaller. After consulting with the applicant, he reduced the sign to the same size and square footage as the

previously approved signs in the front of the building. He provided renderings of the sign. Mr. Corey asked about the allowable amount of signage, and Mr. Cook explained that the amount indicated came from US Signs. Mr. McCarthy advised him to forward the information from them, and he will contact them about following the Sign Code. The application is correct, however. The new sign is 60.44 square feet, 2.5 feet x 22'8," and is less than 25' above grade. The sign on the clock tower has been brought down to right above the doors. The other signs are being brought down into the sign band. A great deal of conversation could not be understood due to multiple people speaking simultaneously.

Mr. Gibson thought this sign was unnecessary because of the traffic pattern. Mr. Corey agreed, but said the Board has approved signs on the sides of buildings, i.e., Ocean State Job Lot and Chick-fil-A. The precedent has been set, whether the Board likes the sign location or the effect that it has. He asked what was more important. Mr. Gibson said that Extra Space Storage has its signage, one facing the road, one not facing the road, and now they want a third on the side of the building. Mr. Corey said that is the difference. Mr. McCarthy said the Board can make a recommendation, but the sign is allowed within the Code and the applicant can still have the sign. From a design perspective, however, Mr. Gibson would recommend against it.

Mr. Gibson moved to not recommend the additional signage known as Sign #4 as proposed, seconded by Mr. Corey, voted 1-2. Mr. Corey voted no (voting approval of the sign), Mr. Gibson voted yes, and Mr. Davey voted no. Mr. Corey then moved to recommend the sign as presented, seconded by Mr. Gibson, voted 2-1. Mr. Corey voted yes, Mr. Gibson voted no, and Mr. Davey voted yes. The Board discussed the signage further after the vote. Corey thought it would infringe on the applicant's business rights not to have the sign because it has been allowed in other parts of town, even though the Board may not like the sign.

Applicant:	Liz McCabe Interiors
Project Address:	26 Norfolk Street, Dedham, MA
Case # and Zoning District:	DRAB-04-16-2081 , Single Residence B
Property Owner/Address:	Peter Jin, 52 Starr Ridge, Needham, MA 02492
Representative:	None

Time 7:20 to 7:23 p.m. Ms. McCabe did not attend this meeting due to a conflict. She wanted the Board to approve her sign without a rendering. She spoke with Sign Language, who said the Board had never asked for or required renderings previously (this is incorrect, as Mr. McCarthy had another application from them that had renderings). Evidently Ms. McCabe did not want to pay for a rendering due to the cost at this time. He gave her the option of coming to the Board to plead her case. She will return on July 6, 2016.

OLD/NEW BUSINESS

Mr. McCarthy noted that TILL, Inc., 83 Washington Street, will be going before the Planning Board on 6/9/16. The Board may think the new rendering is too modern for a local neighborhood. Depending on their feedback, TILL will likely be back before DRAB.

The Board discussed the new design guidelines and what the process will be, including community input in a meeting and a vote on the Town website. Bids went out on the East

Dedham Square design guidelines, as well as a streetscape. Mr. McCarthy said they will be re-advertising to solicit new bids because the scope was to have a conceptual streetscape design. Originally the project was going to be about \$35,000. John Sisson, Economic Development Director, applied for a grant, but the town did not get it. There were only three responses, so he will put out a new bid and apply for a State grant.

REVIEW OF MINUTES

March 25, 2015: Mr. Corey moved to approve the minutes, seconded by Mr. Gibson, voted unanimously 3-0.

April 6, 2016: Mr. McCarthy will compose these minutes. There was no dictation available.

Mr. Gibson moved to adjourn, seconded by Mr. Corey, voted unanimously 3-0. The meeting ended at 7:31 p.m.

Respectfully submitted,


Steven Davey
Chairman

/snw