

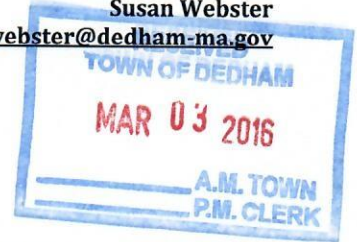
Steven Davey, Chair
John Haven, RLA, ASLA, Vice Chair
Paul J. Corey
Bryce Gibson

Richard J. McCarthy, Jr.
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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW ADVISORY BOARD MINUTES
Wednesday, February 3, 2016, 7 p.m., Lower Conference Room

Present: Steven Davey, Chair
John Haven, RLA, ASLA, Vice Chair
Paul Corey
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. Mr. Gibson was not present for the meeting.

Applicant:	Northeastern University
Project Address:	370 Common Street, Dedham, MA
Case # and Zoning District:	DRAB-01-16-2059
Property Owner/Address:	Northeastern University, 370 Common Street, Dedham, MA
Materials Submitted:	<ul style="list-style-type: none">• DRAB application• Petition statement from Nancy May, VP Facilities• Narrative• Specifications and locations for proposed sign• Site plan prepared by Keyes• Utility plan• Elevations• Photographs of existing conditions

Start 7:00 p.m. Northeastern University is proposing replacement of the existing free-standing sign, which is very weathered. It will be in the same location and roughly the same size. The proposed sign will be 5 feet wide by 2'8" tall (5'1" with the posts to support it), and will be updated with a red background with white lettering and black posts. Mr. Haven asked if there is a requirement on planting around the sign. He said he did not think any plantings were needed. Mr. McCarthy said that there is no requirement within the residential zone. Mr. Corey motioned for approval, seconded by Mr. Haven, voted unanimously at 3-0. End 7:02 p.m.

Mr. McCarthy informed the Board that the next applicant, Glencar Washington 321, LLC, did not provide any information for the Board. The plan is for the applicant to return in March.

Applicant: Bridge Street Auto
Project Address: 296 Bridge Street, Dedham, MA
Case # and Zoning District: DRAB-02-16-2063, LMA
Property Owner/Address: Nassif Bridge Street Realty Trust, 308 Bridge Street, Dedham, MA
Representative: Tony Nassif, owner, Nassif Bridge Street Realty Trust, 308 Bridge Street, Dedham, MA
Materials Submitted:

- DRAB application
- Specifications for proposed sign

Start 7:03 p.m. Mr. Nassif would like to replace the existing sign on the building he just bought. The previous tenant was A & K Motors, a lawn mower business. The frame for the sign is on the building, and they will simply reface this. It will not be illuminated. Mr. Haven thought the phone numbers on the sign were hard to read and all "mushed together." He also said that every letter appears to be framed by a black or blue line. Mr. Davey suggested that it be in the same font as bridgestreetauto.com. It is much more readable and separates the name from the information. Mr. Haven agreed and said the outline should be removed. He also noted that one phone number has a hyphen, while the other has periods. He advised the applicant to choose one, but said he preferred the hyphens. Mr. Haven moved to approve the signage as shown with the recommendation that the font for the two phone numbers be the same as the web address font, and that the applicant choose either a hyphen or a period for the phone numbers for consistency. Mr. Corey seconded the motion. The vote was unanimous at 3-0. End 7:06 p.m.

Applicant: Dexter Southfield Rowing Center
Project Address: 100 Bridge Street, Dedham, MA
Case # and Zoning District: DRAB-02-16-2064
Property Owner/Address: Same
Representative: Richard Saul, Manager (?)
Materials Submitted:

- DRAB application
- Plans for parking and new loading ramp prepared by Lincoln Architects, LLC, One Mount Vernon Street, Suite 203, Winchester, MA 01890

Start 7:08 p.m. The applicant oriented the Board as to the center's location. They would like to put in a garage door opening at one end of the façade along the linear side of the building. This would enable them to put in a loading ramp for kids to bring 50-foot shells in and out along the length of the building. Currently this is done through the parking lot. The garage door would measure approximately 11' x 12.' It would be painted the same color as the building. The ramps have not yet been built; they need to go before the Planning Board for that because it would be reducing parking. They have been to the Conservation Commission and an order of conditions has been issued. One corner of the ramp is in the 100-year flood plain. Mr. Corey said that DRAB does not have purview over the ramp. The railing is compliant with Section 1012 of IBC2009. The building itself is prefab metal (*The applicant was very difficult to hear*). The ramp is pressure treated decking. No landscaping is pro-

posed. Mr. Haven asked if the Conservation Commission required plantings, and the applicant was not aware of any. There are small hedges in the front of the building.

Mr. Corey moved to approve the application as presented, seconded by Mr. Haven. The vote was unanimous at 3-0. End 7:13 p.m.

Applicant:	Hooters
Project Address:	850 Providence Highway, Dedham, MA
Case # and Zoning District:	DRAB-02-16-2062
Property Owner/Address:	850 Providence Highway Associates, LP, 75 McNeil Way, Dedham, MA 02026
Business Owner:	Dedham Wings, LLC, 2189 Silas Deane Highway, Rocky Hill, CT 06067
Representative:	<ul style="list-style-type: none">• John Burke, General Contractor, Allen & Burke Construction, 37 Warehouse Street, Springfield, MA 01118• Colin Parker, Dedham Wings, LLC, 2189 Silas Deane Highway, Rocky Hill, CT 06067
Materials Submitted:	<ul style="list-style-type: none">• DRAB application• Letter of permission from Francis J. McCarthy, Jr., 850 Providence Highway Associates, LP, 75 McNeil Way, Dedham, MA• Explanation of scope of work, Allen & Burke Construction, 37 Warehouse Street, Springfield, MA 01118• Photographs of existing conditions• Rendering of proposed façade changes and signage• Existing and proposed elevations

Start 7:14 p.m. Hooters is taking over the Summer Shack space and will be making exterior renovations. These include adding larger windows in the same location as the existing ones. They would be within the same frame work, but extended down a bit. The existing gable will be boxed out to show a tasteful impact. There are almost two entrances on the right side, which returns back about three feet. Over the gable in the center, it returns back approximately 10-11 feet. They propose awnings, for which they will return to DRAB.

Mr. Corey thought the sign extended above the roof; this is not typical. Mr. McCarthy said the location of the signs was discussed with the applicant. However, they will return to DRAB for these. Mr. Corey said that if it is something that is not allowed, now is the time to stop them before they go forward. Mr. Burke said the sign in front goes up to the top of the peak of the gable. However, the renderings do not show this, and it may actually go up a foot or a foot-and-a-half above the peak. Mr. Corey said advised him to discuss this with the Building Department; if it goes above, it would have to go to the ZBA for a waiver. On the side of the building is a section with an owl that would be above the roofline as well. Further discussion took place regarding the signs, the framing, and the height.

The Board discussed the windows, the façade, materials, and the colors. The exterior siding will be painted. The corrugated metal roof, which has the sign, will be replaced with a new

fabric awning with an aluminum frame. The existing flat roofing will be replaced with standing seam metal roofing. There is a metal awning running across the front with an orange roof panel below the Hooters sign; this will be on an angle, and the two gables will have standard orange metal panels. The masonry below the window will be replaced by vertical fiber cement siding. They want to remove the mullions and put in temporary storefront windows that will be about 12 inches above ground. There will be standard lit metal awnings. The orange squares above the windows in front will be metal. The peak will be the same material as the awning.

Mr. Haven thought the varied fabric awnings were too busy. Mr. Burke said that they would match the appearance of the side one. The peak on the front is standard with Hooters. Blade awnings were briefly discussed. The stone columns will be either removed or encased; Mr. Haven thought the stone should be removed. Mr. Davey suggested taking the front awning off completely. Mr. Burke suggested removing the trusses, putting in a flat roof, and carrying the blade look off the top. Mr. Burke said the project does not afford them a lot of time, as they will have to start paying rent once they receive their liquor license and a transfer has been approved by the Town. They would like to begin cutting in the windows. They can update the elevations and the recommended changes for the Board, and these can be e-mailed for approval. They must return to the Board for signs and lighting.

Selectman Brendan Keogh asked how many other Hooters restaurants there are in Massachusetts, if there were any pictures of these submitted, and if they are all the same. Mr. Parker said this would be the fourth. He said that all but one of their nine restaurants in New York, Connecticut, and Massachusetts were conversions of existing restaurants. Mr. Keogh said he would like to see what the other four look like to see what would look best in that location, as well as the signage and the size of the sign, as he is not sure that the proposed sign is best. He also asked if the sidewalk was coming out; Mr. Burke said it would be kept. There is a side entrance for those who park in black; this will be repaired. Mr. Davey said they will be returning for signage and lighting at a later date. The lot has multiple buildings on it, which affects the amount of signage allowed.

Mr. Corey said that getting rid of the peak and dropping it down gives them the opportunity to revise the bottom and the signage. Mr. Parker suggested removing the gable peak and stretching the awning material out to the entrance. Mr. Corey said the flat roof makes it look as though their sign is just set there. Mr. Haven asked if the sign on the side of the building was the same size as the front. Mr. Parker said there is a raceway there, and it may be slightly smaller. Mr. Davey felt that the applicant agreed with what the Board said in concept. Mr. Corey said that the façade is subject to change, and he could not approve two iterations, or even one, unless he knows that there is accord between the Board and the applicant. Mr. Burke said they would like some confidence that the windows can be changed. He asked if the gable could be left as an element. He said that as long as they can move forward with a permit, that is the goal. Mr. Corey was satisfied with that. Mr. Haven asked if there are plans to refresh the landscaping and the grounds, noting that the birch tree should be removed. This might be considered in the budget. A rendering of the front that they are considering was shown to the Board. This does not show the new windows. The Board discussed this briefly and made suggestions. He noted that the change in the windows is not just for curb appeal; it is also for interior decoration.

Mr. Corey moved to approve the application as presented with the changes to the front to be determined on a later vote. The condition is that this only includes the structural changes to three sides of the building and the color changes, not awnings, signage, or lighting. Mr. Haven seconded the motion. Demolition can be started and permits obtained as soon as they start paying rent; these will be on the three sides noted. They can start on the front with the piece noted unless they decided to do a complete removal of the front piece, and change the window risers.

Mr. Corey amended the motion to approve the changes as presented to the left, right, and rear of the building, and changes to the front entryway windows. They would then return to the Board for the finished front, signage, awnings, and lighting. Mr. Haven seconded the amended motion. The vote was unanimous at 3-0. End 7:54 p.m.

New Town Hall/Senior Center

Mr. Haven asked about the extra meeting of DRAB that has been scheduled. Mr. McCarthy said that the plans are for the Applicant to go to the Planning Board next week for site review, and then for discussion on traffic on March 25, 2016. He does not have the revisions yet, but they should be available on February 17, 2016. The DRAB comments that the Planning Board has are based on the prior plan.

Mr. Haven said he would rather see the revised plans prior to the Applicant going to the Planning Board, rather than the Board commenting after the fact. Mr. McCarthy said the Planning Board will see the plans before DRAB does. The alternative would be for DRAB to meet on February 17, 2016 to review the plan. This will be scheduled.

Review of Minutes

Mr. Haven changed the December 2, 2015, minutes regarding the new Town Hall to reflect not recommending using the Leyland cypress. This change will be made. Mr. Corey made a motion to approve the amended minutes, seconded by Mr. Haven. The vote was unanimous at 3-0.

Mr. McCarthy said that, to his knowledge, no one has applied for the open position on the Board. This position is to replace Mollie Moran, and is for a building contractor/engineer. The Board discussed advertisement in the Dedham Times, as well as the requirement for the position. Mr. Davey will put this on his Facebook page.

Mr. Haven made a motion to adjourn, seconded by Mr. Corey. The vote was unanimous at 3-0. The meeting ended at 8:10 p.m.

Respectfully submitted,


Steven Davey, Chair

/snw