TOWN OF DEDHAM

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**v**

**Design Review Advisory Board**

John C. Haven, RLA, ASLA, Chair

Bryce M. Gibson, Vice Chair

Paul J. Corey

Steven R. Davey

Christine M. Perec

**COMMONWEALTH OF MASSACHUSETTS**



**DESIGN REVIEW ADVISORY BOARD**

**MINUTES**

**Wednesday,June 6th, 7 p.m., Lower Conference Room**

**Present:** Bryce Gibson, Vice Chair

 Paul Corey

 Christine Perec

Mr. Gibson called the meeting to order at 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.

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| **Applicant: Petruzziello Properties, LLC** |
| **Project Address:125 Washington Street** |
| **Property Owner/Address:** |
| **Materials Submitted:** |
| **Representative: Bryan Clayman** |

Bryan Clayman of Signarama explained that the plan is to put a pylon sign for a number of tenants in front of the property. Mr. Corey asked which tenants. Mr. Clayman explained it would be all the tenants for two buildings.

Mr. Gibson asked if it would only be one sign. Mr. Clayman answered yes; the other tenants already have signs.

Mr. Corey asked for the sign dimensions. Mr. Clayman answered 50 square feet. Mr. Corey asked how many square footage of signage currently exists. Mr. Clayman answered 130 square feet.

Mr. Corey cautioned that only the Washington street facing signage would be of value to the businesses. He explained that a Town Planner would be able to elucidate better on these issues and that he looks forward to meeting with the town planner to discuss him working together with DRAB.

Mr. Corey asked for clarification on the limitations of the zoning of this building. It was clarified that they have the right to 2 square feet of signage per linear foot.

Ms. Perec asked what changes to the Roadworthy sign would be. Mr. Janowski answered that they will clarify that they are an eating establishment and aim to attract drive-by traffic.

Mr. Gibson noted that the poles could benefit aesthetically from a basing rather than going straight down. Mr. Clayman noted that they would normally if this were closer to a parking lot.

Mr. Corey asked if there were any plans or requirements for greenery around it. Mr. Clayman answered that they would consider putting shrubbery around it. Mr. Corey suggested the motion be amended to include the planting of greenery around the

Mr. Corey motioned that they approve the signage with the suggestion that greenery be planted along the bottom of the pylon sign, Ms. Perec seconded. It was approved 3-0.

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| **Applicant: Petruzziello Properties, LLC** |  |  |
| **Project Address:395 Washington Street** |   |  |
| **Property Owner/Address:** |  |  |
| **Materials Submitted:** |  |  |
| **Representative: Bryan Clayman** |  |  |

Mr. Clayman explained that they are here before the board for changes to two doors. A new handicap ramp has been installed and they are also open to feedback about the handrails. He summarized that there will be two new solid black glass doors.

Mr. Gibson asked if this would remain a door and if it were panel glass. The presenter answered solid glass.

Mr. Corey asked why the application didn’t seem to mention the front doors they are talking about. Mr. Gibson noted that the images they were provided contain clarification of the extent of the project. Mr. Gibson asked if there was any confusion about what was happening. The board answered that the mockup was clear, but recommended more effort towards clarity go towards future applications

Ms. Perec motioned to approve the doors and sidelights as presented as well as the railing, if it is planned to match the image.

Mr. Clayman clarified that they have removed one element from the railing that is a minor aesthetic change.

Mr. Corey seconded Ms. Perec’s motion. It was approved 3-0.

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| **Applicant: Petruzziello Properties, LLC** |  |  |
| **Project Address: 530 Providence Highway** |   |  |
| **Property Owner/Address:** |  |  |
| **Materials Submitted:** |  |  |
| **Representative: Frank Gobbi** |  |  |

Frank Gobbi took the floor representing Petruzziello Properties. Mr. Gobbi explained that their plans include a new storefront, new windows and doors, and raising the parapet to screen the rooftop equipment. Mr. Gobbi clarified the stretch of parapet that would be affected by referencing the provided images. Mr. Gibson asked if any work had been done at the property yet. Mr. Gobbi answered that it has been painted.

Mr. Corey asked what business would be opening in that area soon. Mr. Gobbi answered that it would be Benjamin Moore.

Mr. Corey asked for clarification if all the windows in the front would be changed. Mr. Gobbi confirmed that they would be double-paned anodized windows of aluminum. Ms. Perec asked what windows were planned for the second floor. Mr. Gobbi answered double-hung vinyl replacement windows as presented on the printout.

Mr. Gibson asked if anything has been done to the parking lot. Mr. Gobbi plans to repave.

Mr. Corey asked if the pylon sign would remain. Mr. Gobbi answered it would.

Mr. Gobbi clarified that the landscaping would also be redone.

Mr. Gibson asked if there are plans to put new edging along the side of the building. Mr. Gobbi answered that there would be an 8 foot wide sidewalk along the side of the building that narrows down to 5 feet. Mr. Gobbi expressed concerns that placing planting beds in this area would limit access. Mr. Gibson suggested planting beds could be done without limiting access. Mr. Gobbi replied that he does not wish to create a new parking plan. Mr. Gibson suggested that they have an opportunity to increase landscaped area given the proximity to Dedham square. Mr. Gobbi noted that making changes on that scale would significantly set back to planning process due to needing to go in front of the planning boards again.

Mr. Gibson asked if there were plans to expand existing greenery. Mr. Gobbi answered that they would refresh the existing planters but not expand them

Mr. Corey asked if the area above the windows would represent the sign band. Mr. Gobbi answered that it was planned to be signage. Mr. Corey clarified that new signage would still have to come before DRAB.

Ms. Perec asked if the backside of the building would match the front side of the building. Mr. Gobbi answered that there back roof will be re-shingled but there is no other changes to the back in the current plans.

Mr. Gibson asked about the businesses that were present in the building at present. Mr. Corey raised concerns with the signage in the windows, which have been submitted to previous takedown requests but have not complied. Mr. Gobbi answered that he would speak with the owners.

Mr. Gobbi explained that he has blocked the parking area to prevent dangerous U-turns that were being done. There are currently plans to do new development nearby that may change the traffic flow of the parking area.

Mr. Corey asked if the changes are expected to fix these traffic flow issues. Mr. Gobbi answered that he has plans to continue pursuing the issue with the planning board.

Mr. Corey asked why the windows in the front are going to still be anodized and unpainted. Mr. Gobbi stated that he has not had good experience with painted aluminium in the past. Mr. Corey noted that he has seen this type of product increase in quality over the years. Mr. Gobbi explained that he has already made some purchases that limit what coloration he can change now.

Mr. Corey suggested they motion to approve this application with colors as presented and signage to be approved at a later date. Mr. Gibson asked for clarification on which parts of the building would be painted, and in what colors. Mr. Gobbi pointed out the color is a singular definite color within the application.

Ms. Perec asked if they could potentially paint them a different color for different tenants. Mr. Corey suggested that they produce a sign plan so that incoming tenants can know what they need to bring in.

Mr. Gibson asked if the handicapped ramps would be removed, based on the drawing. Mr. Corey pointed out that they couldn’t and maintain accessibility. Mr. Gobbi explained that what is currently there will stay but there may be a grading change in the parking lot. Mr. Corey noted that it seems like this would require a new parking plan. Mr. Gobbi answered that the building inspector said otherwise.

The board clarified that Mr. Gobbi planned to re-grade the parking lot across the entire front parking area. Mr. Gobbi explained that it will go all the way to the final building in the property and that the ramps will be removed because they will not be removed.

Mr. Gibson suggested that while this work is underway, it seems like it would be a perfect time to add landscaping or green space between the building and the parking lot. Ms. Perec agreed. Mr. Gobbi suggested that this would present a significant obstacle to bringing new businesses in and creating new doors. Mr. Gibson spoke in favor of bringing in green space to break up the large span of concrete. Mr. Gobbi said that he is hesitant to commit to making such a major undertaking but that he is willing to look into it. Ms. Perec agreed with Mr. Gibson’s arguments in favor of increasing green space. Mr. Corey stated that they could include a strong suggestion in favor.

Mr. Corey motioned to approve the building as presented including the colors, with the suggestion that the applicant increase the amount of green spaces if possible without reducing parking spaces. Ms. Perec seconded. It was approved 2-1, Ms. Perec and Mr. Corey in favor, Mr. Gibson opposed.

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| **Applicant: Thomas Piersiak** |  |  |
| **Project Address: 187 Bridge S** |   |  |
| **Property Owner/Address:** |  |  |
| **Materials Submitted:** |  |  |
| **Representative: Michael Piersiak** |  |  |

Mr. Gibson welcomed the presenter and requested a synopsis of his plans. Mr. Piersiak explained that he does not have plans for the interior of the building but currently wants to fix up the exterior. He wants to start with the exterior, removing the broken windows and placing in new windows and new doors. He plans black windows with new beige edifice on the exterior of the building.

Mr. Corey stated that he would like to see a mock-up of the proposed changes with a rendering to show what it will look like once it is finished.

Mr. Corey cautioned that he has to be sure to have a location for signage.

Mr. Piersiak noted that the second floor is planned as a residential unit to be rented out with a business on the first floor.

Mr. Gibson asked if he was planning to have an architect come in to put a plan together. Mr. Piersiak stated that he cannot do the entire thing all at once, and wants to start by cleaning up the exterior. He asked if they have permission to clean up the debris and overgrowth in the area. Mr. Corey said he could do that, but suggested that increased landscaping will no doubt be part of the recommendations, so Mr. Piersiak should find a place he wants to put that in.

Mr. Piersiak asked about signage. Mr. Corey stated that later the board can tell him where he can legally place signage, but should wait to speak with a potential tenant about the signage replacement. Mr. Piersiak asked about the decrepit pylon sign on the property. Mr. Corey answered that he can fix it up but should not tear it down.

Mr. Piersiak thanked the committee for their time. Mr. Corey cautioned him to get his application in at least 2 weeks before the next meeting, which will likely be on July 11.

Mr. Corey called attention to page 5 of the March 14 2018 meeting, where the minutes say a vote was unanimous but was actually 3-1 with Mr. Corey opposed.

Mr. Corey motioned to approve the March 14, 2018 minutes so long as that error was corrected. Ms. Perec seconded. It was approved 3-0.

Mr. Corey noted that he may or may not be present for the next DRAB meeting, after which he will likely resign his position on the Board.

Ms. Perec motioned to adjourn. Mr. Corey seconded. It was approved 3-0. Meeting concluded at 7:59pm.