

TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice Chair
James E. O'Brien IV, Member
Jessica L. Porter, Member
James McGrail, Esq., Member
Ralph I. Steeves, Associate Member



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PLANNING BOARD MINUTES
June 10, 2020, 7 p.m., Zoom Video Conference

Present: John R. Bethoney, Chair
Michael A. Podolski, Vice Chair
James E. O'Brien IV
Jessica L. Porter
James McGrail, Esq.

Not Present: Ralph I. Steeves, Associate Member

Staff: Jeremy Rosenberger, Planning Director
Michelle Tinger, Community Planning and Engagement Specialist
Jennifer Doherty, Administrative Assistant

The Chairman of the Planning Board, Mr. John Bethoney, read a statement to open the Planning Board meeting:

“It being 6:40 pm, Wednesday, June 10, 2020, welcome everyone to the virtual public meeting of the Town of Dedham’s Planning Board.

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Dedham’s Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort has and will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

Members of the public may access this virtual webinar by going to **zoom.com**, select **Join A Meeting** in the right-hand corner, and enter Webinar ID: **997 7245 3687**

In addition, Members of the public may phone into the webinar by dialing: **1-646-558-8656** and then enter Webinar ID: **997 7245 3687**

The virtual forum is also live streaming on the Town of Dedham’s Planning & Zoning Facebook page. Furthermore, the meeting is broadcast live Dedham TV. Visit **dedhamtv.com** to watch online or find your local TV channels.”

The Chairman then went on to explain the procedures being conducted for a virtual meeting, and he introduced the Planning Board and took a roll call vote of the members present. He then indicated that he would be recognizing members of the Board who wished to speak in recognition of recent events that had been happening regarding race relations. He turned the floor over to Mr. Jim McGrail.

Statements

Mr. McGrail made the following statement:

“Thank you, Mr. Chair, as you know, providing social commentary, it's not something we typically do as individuals on the board in these situations, but as it has been noted more than once in the last couple of months unusual times, require unusual responses and certainly, certainly we are in unusual times. This topic is something that is sensitive to me for a variety of reasons. And one of them was I had the good fortune, a few years back of coaching a high school basketball team for 12 years, and honestly, I'm speaking on behalf of the players of my team, quite frankly, when I have this conversation with you. As weird as that may sound Mr. Chairman and members of the board, and members of the town of Dedham, but that the makeup of my team was a predominately black team, overwhelmingly black. Before I got to the school, it was an overwhelmingly white team. I was told by more than one person over the course of time that I should be ashamed of making what was an all-white team an all-black team, when quite honestly, I didn't care if they were white, black, blue, orange or pink. I just went out and found the best possible people I could coach and to try it out. And you know those happen to be black kids and some of the best kids I've ever met in my life. Over the course of that time, I witness things that you know, I've never witnessed again since I stopped coaching the kids because I had to give it up to coach my own children.

But you know, one night we were playing in a white suburban community and we came outside after the game to get on the bus, and our bus was surrounded by flashing lights to escort us out of town. As if we were going to go on some crime spree as we left. One of my players was physically beaten, because he was black. I heard the “N” word more than once directed at my players on and off the court. I was all people you know, it was a predominately good experience. Most people are great. Most people are good people. Even though you know those people are good, even good people sometimes say things that if they even thought about what they were saying they might say something different. I used to get a lot (of people saying) “You do a real good job controlling those kids” as if that was a compliment. Think about that statement. Think about what they were saying. I coached white teams over the years, all white teams. Nobody ever escorted us out of town. None of my white players ever got beaten. Nobody ever directed a racial slur at one of my white players. No one ever told me I should be ashamed of coaching white players. And no one ever told me that I did a good job controlling my white players.

America is a great country. Mr. Chair, it's the best country in the world and not in second place isn't even close. But we do have our flaws. And racism is one of the biggest. We do live...you know, we all of us have the good fortune of living in the town of Dedham, tremendous town, tremendous people, a fantastic place to live and raise a family. We have an excellent police force. We have a tremendous fire department; we have many doctors and nurses and people who do a tremendous job keeping us safe. They're our friends, they're our neighbors. And, you know, we coach their kids, they coach our kids. But it doesn't mean that we're immune as a town from getting involved in this particular issue. It doesn't mean that there aren't racists in our community. It doesn't mean that we shouldn't step up and understand it, recognize the hurt on a person's face when they experienced racism. What happened to George Floyd was murder, we all know that,

any rational person would agree to that. And it shouldn't take a murder, to give us the cause and the desire to stand up and say this stuff has to end, but it really does. And we owe it to ourselves, to our families, to our town, to the people we know, to commit to trying to make sure that this stuff ends. And it just doesn't happen. And all I ask is that we do look and think every once in a while, about what it's like to be black in this country. And what are the types of things that black people in this country have to experience that we don't? That I don't I should say. I watched it for 12 years. It was brutal. Those were 12 of the best years of my life. Those are some of the best kids I've ever met. They're police officers now. Ironically enough, I was watching TV as we all were watching what's happening at Boston Common on many different days. At Franklin Park, one of my former players is a Reverend, he was speaking. One of my former players was a police officer, he was trying to maintain order. One of my former players is a fireman, he was there as well. It takes all kinds. We're all good people, black, white, whatever it may be. And we just need to just think a little bit about this and how we as individuals can make everything better and just stop the nonsense. And I'm committed to making sure that any way we act that I know this board does, we always act in the best interest of the town regardless of race, color, creed, whatever it may be. And I just want that to continue. And I want to see if we can't in fact, broaden the responsibilities we have to make sure that we do our fair share. Thank you, Mr. Chair. Sorry for going on so long. I know we have a lot going on tonight and I appreciate you giving me the opportunity to speak.”

The Chairman then recognized Ms. Jessica Porter, and Ms. Porter gave the following statement:

Ms. Jessica Porter stated:

“Thanks so much. Thanks for those comments, Jim, I really appreciate that. So, I've been thinking about this a lot too. And, you know, when I was growing up, I learned that racism was a conscious act. It was a conscious act of discrimination or prejudice that was done by one person to another. It was a pretty simplified view. And it made it really easy to tell right from wrong, right? I learned that some people held prejudice in their hearts and in their actions, and that they were the racists. And that people who didn't consciously believe that they were superior to others and didn't use racial epithets, that they weren't racist. But in the decades since, scholars and activists have helped us to understand that race and racism are much more complex than what I and what many of us grew up thinking at an individual level. We know that regardless of what we believe in our hearts, the way our brains operate can cause us to implicitly or unconsciously make judgments about people based on the stereotypes and messages that were in the media, or education and society. Also, at a systemic level, we know that there are many, many factors which have institutionalized racism and inequality. Most notably, in recent months, we've seen two dramatic examples of how our existing structures are failing black, indigenous, and people of color, mainly our healthcare and economic system, that have led black Americans to be 2.4 times more likely to die of COVID-19. And our policing system in which we've seen example after example of black people killed by police brutality, most often without any repercussions for the police. So, some of you may wonder how this is relevant for the planning board. And I'll tell you, I've been thinking about that question a lot the past few weeks. So, I want to tell you why I think it's relevant and why I think it's important that this board has this conversation. First, since the 1930s, a practice of redlining, in which housing programs and banks under the New Deal determined to the boundaries of white and black neighborhoods kept black families from being able to purchase homes and build wealth that they could pass from one generation to the next. That is one of the reasons in 2016, the median net worth of a middle-class white family was \$150,000, compared to only \$13,000 as a median net worth of a middle-class black family, that's a pretty stark difference. In

simpler terms, a white family is likely to have 10 times the wealth of a comparable black family. So, this is not about education and geography. It's about a 400-year history of slavery, Jim Crow redlining and other institutionalized discrimination. And to be frank, planning and zoning issues have been at the heart of creating and enforcing inequality for the past century. So it really is reasonable for this board to reflect on what that means and educate ourselves about how we can be sure that we're not replicating old patterns, and that we're instead working to break them and rectify them.

And we can educate ourselves about how issues like housing and transportation can either contribute to or alleviate systemic racism. We can take anti bias training, to begin to understand how our own decision making is impacted. We can educate ourselves more about the Fair Housing Act, so that we can act with confidence that our decisions aren't discriminatory, and so that we can handle public discussions in a way that we call out applicants or board members when they make biased statements. Legally, we're supposed to be doing that. But we haven't had that training. and I think it'd be useful. As a planning board member, I plan to do all of those things. And I urge my colleagues and members of the public to do the same. Talking about race and equality is not comfortable. Not at all, particularly for white people. People are afraid of being called racist, and I get that. I know that I don't want to be called racist. But at the same time, I have to be willing to admit that I participate in an inherently racist society. And I do benefit from my white privilege, probably daily. We also have to realize that racism isn't as simple as we used to think it is. The truth is that it's not enough to just not hold racist beliefs. It's like my favorite bumper sticker says, if you're not part of the solution, your part of the problem. If we're going to knock down 400 years of deeply embedded stereotypes and entrenched discrimination, we have to actively and consciously commit to being anti-racist. That is hard work and to do it, we need to be willing to be uncomfortable and vulnerable. We need to create space for dialogue about how black indigenous and people of color who live in Dedham experienced the community, about changes we can make to be more equitable, and about examples of discrimination they've experienced, even when that means hearing some things that might be painful or make us uncomfortable. I'll add that as an elected official, I'm painfully aware that the vast majority of people serving on Dedham's boards are white. I've dedicated a fair amount of time to creating a landscape where more women could be elected. But I'd be remiss if I didn't acknowledge it, almost all of the women who run for higher office in the past few years have been white. At a personal level, I'm committed to working to bring racial diversity to Dedham's elected and appointed boards. I'm here to learn and grow. And I hope that anyone out there with suggestions, feedback and criticism will reach out to me, whether you're my colleague on the board or a member of the public. I'm here for the long haul and I'll continue to do whatever work is needed, personally and a part of this board to keep the dialogue going and progress moving. Thank you."

The Chairman thanked Ms. Porter for her statement, and recognized Attorney Michael Podolski.

Mr. Podolski stated:

"Thank you, John. My fellow board members and the members of Dedham who may be watching over the past two weeks, a country has convulsed with justified protests and anger arising from the horrendous killing of an unarmed black man by a police officer in Minneapolis. What happened to George Floyd should never have happened in America, and hopefully will never happen again. Understandably, his unjustified death has caused many Americans to question again, when will we ever achieve racial justice? This is not the first time a death of a black citizen has brought the eyes of the nation and our citizens to the brink of a precipice. We go over that edge, nothing good will come of it, and we will endanger our existence as a nation. This must be the last time.

It's long past due that our politicians and ourselves who pledged to go and change the status quo actually make it happen. This time, do it, or Mr. Floyd's death will again be in vain. I have a sign in my office which says, "If you change nothing, nothing will change". A political will to change must not be thwarted. And I personally pledge that I will work with my fellow board members and the residents of this town to make Dedham as good a town and citizenry as possible. Thank you, Mr. Chairman."

The Chairman, John Bethoney, thanked Mr. Podolski and stated:

John Bethoney Statement:

"Realizing that my colleagues here were going to make lengthy statements I've chosen to make a brief statement. Inequality and discrimination have no place in our community and must be condemned in the strongest possible way. George Floyd was murdered, and justice certainly must be served. Dedham has proven to be a welcoming, inclusive community, and one that we all can be proud of. I can attest to that. Can we be better? We can, and we should strive to be. It's my intention to do everything possible to work hard, along with my colleagues, community members, fellow elected and appointed officials to make this community, Dedham and its surroundings, the best possible community for everyone to live in, enjoy, raise their families and prosper. Thank you."

Continuation of Public Hearing, 337-339 Washington Street

Applicant: Garnett Realty Trust, Robert Naser Trustee

Project Address: 337-339 Washington Street

Zoning District: Central Business (CB)

Public Hearing regarding Special Permit & Site Plan Review for expanded structure to include eleven (11) residential units and sixteen (16) additional off-street parking spaces. Representative: Stephen Rahavy, Esq., Representative. Continued from 3/11/2020 and proposed to be continued to 8/12/2020

Chairman Bethoney asked if there was a representative in attendance on the video call for Garnet Realty Trust. Jeremy Rosenberger, Planning Director, answered that there was not. He explained that the applicant's attorney, Attorney Rahavy, had submitted a request in writing for an extension to August 12, 2020, at 7:00 pm. The Chairman asked if there were any questions from the Board and there were none. A motion was made by Mr. McGrail to grant the applicant an extension until the Planning Board meeting of August 12, 2020, at 7:00 pm. The motion was seconded by Attorney Podolski. A roll call vote was taken:

Jim McGrail: Yes

Jessica Porter: Yes

James O'Brien: Yes

Michael Podolski: Yes

John Bethoney: Yes

Motion passes unanimously, 5-0. The public hearing is continued to August 12, 2020 at 7:00 pm.

Chairman Bethoney announced that due to overwhelming participation from the public, he would be hearing the matter of Amazon, 480 Sprague Street, out of order.

Scoping Session - 480 Sprague Street, Amazon

Project Address: 480 Sprague Street, Dedham, MA

Zoning District: Limited Manufacturing A, (LMA)

Representative: Peter A. Zahka, Esquire, 12 School Street, Dedham

The Chairman explained to members of the public that that this is a scoping session required under the bylaw for any for any for any entity looking to do minor or major site plan review. And what a scoping session is it's actually an informal discussion with the board about what the applicant has in mind and propose what they're thinking about to the planning board in the community. For feedback and response. The applicant has not filed any definitive plans or proposals yet with the planning board. The purpose of the scoping session is so that they can get an idea as to not only what the main thing is like, what the board members think of the proposal. He stated that he would allow the public to ask questions and make comments after the Board had asked questions. Even though the public did not have the right to be heard at a scoping session, he understood that the public has significant concerns with the operation and the facility at Sprague Street, and the operations throughout the town.

On the call with Attorney Peter Zahka were the following representatives from Amazon and 480 Sprague Street:

Brad Griggs - Amazon Senior Economic Development

Jess Schumer - Amazon Economic Development

Jon Lazo - Amazon Entitlements Team

Suzanne King, PE - BL Companies (Project Manager) - this is the engineering firm for Amazon

Katie Close - BL Companies (just listening in)

Audrey Turcotte - BL Companies (just listening in)

For Landlord:

Marcie Loeber - Griffiths Properties

Donna Pennino - Griffiths Properties

Nichole Dunphy - HighPoint Engineering

Michael Parker, Esq. - Dain Torpy

Attorney Zahka made a couple of introductory points, namely that the project is not a major non-residential project, it is a minor site plan review, and there had not been a formal filing yet, this night was only a scoping session. Attorney Zahka stressed that the applicant desired to “right size” the property rather than expand it. There was nothing intended to increase the amount of deliveries that are occurring at the site. What is being proposed, is a revised parking layout, inside and outside of the building to accommodate the vans on site as well as other parking, in addition to some modified operational issues, to allow Amazon to operate more efficiently, reduce peak hour traffic on local streets and address other operational deficiencies.

Brad Griggs from Amazon reiterated what Attorney Zahka had said. Although it is an expansion into the adjacent buildings, it is more of a right sizing to their operations to allow the facility to operate more efficiently, to allow the facility to minimize impact on the community and to eliminate many of the issues that have been caused by the existing facility which we acknowledge. Mr. Griggs stated “We want to bring our products efficiently to those in the community. We worked hard through the COVID crisis to be in business providing an essential service to the community members in Dedham and throughout the Commonwealth. And we hope that, through working together with the community, we can make this project successful there and get them for the residents and successful for the region. Thank you.”

Attorney Zahka spoke on behalf of the applicant. He explained the warehouse that Amazon currently uses is located in the Limited Manufacturing Zone and therefore their use of the facility did not require a special permit. He then explained the current operations procedures. The Amazon vans are currently housed in an off-site location in Hyde Park, so the drivers leave their personal vehicles in the Hyde Park location presently. He further explained that in 2015 a modification to the site plan was approved for some additional paving. Their proposal would provide parking spaces that would leave 60 open spaces on the property at any one given time. The drivers would come in, park their private vehicles, and take the vans out. Leaving the van spaces empty for the next shift of drivers to come and park their personal vehicles, and then take their vans out, and so on. They are also working on changing the hours of delivery for the drivers so that they do not coincide with peak traffic times and are more staggered to avoid making additional traffic.

Amazon does not have to supply an official traffic report for minor site plan review, however, because this area of Dedham (Sprague Street) had significant concerns about traffic, they commissioned a traffic report anyway which they will submit with the formal filing of the application.

Jeremy Rosenberger gave a detailed explanation of a minor site plan review and it was his determination that the Amazon project did fall under these criteria.

The Chairman then took questions from the Board regarding the proposal. Mr. O’Brien thanked them for conducting a traffic study. He did however feel that the location they were currently in was too tight and not the best for their operations. The Chair then recognized Ms. Porter. She indicated to Amazon that it would be very helpful if they could come to the Board with very specific

numbers of the trip generations when they file formally. The Chairman also stated, “Any representative from Amazon who is going to take part in the presentation needs to have all pertinent data, all relevant data, relating to current operations and proposed operations.” He understood this was still a scoping session, but he wanted them to be prepared for the final presentation.

Ms. Porter asked for them to provide the number of trailers a day, the number of ads a day and the number of flex vehicles a day for the formal presentation. She then asked for some safety information given the current Covid pandemic. Mr. Griggs Stated “We've invested over \$4 billion from April to June on COVID related initiatives to get products to customers and keep our employees safe. We are working hard to spend again over \$800 million dollars in the first half on safety measures through purchasing items like hand sanitizers, thermal cameras, thermometers, sanitizing wipes, gloves, additional hand washing stations to be spread throughout facilities and adding disinfectant sprays to our building. We have procured COVID testing supplies and then added additional janitorial teams. We are spending over \$85 million for redeploying team members from their typical roles to perform safety related tasks and audit to sites around the world. They become social distancing ambassadors, you know, additionally, yeah, we have markings throughout our sites to designate social distancing. We have thermal check in for a place arriving on site. We've provided additional hazard pay, we have over made over 150 different processes updates from enhanced cleaning and social distance measures. measures they had taken to ensure safety during the pandemic.

Ms. Porter finished by stating that she would be asking for the following:

- Training protocols, both in terms of driving and also mapping and how you know how that mapping system works, both for the flex drivers, vans and tractor trailers.
- How you monitor drivers for speeding and other traffic infractions and how you discipline drivers when they do have some kind of accident.
- How you would propose to improve pedestrian access to the facility from the new Readville train.
- Number of employees at the Dedham facility
- How you think about the timing of tractor trailers, because those seem to be creating a real disturbance for the people who live nearby.

The Chairman then recognized Attorney Podolski. He would like the following information provided at the formal filing:

- What are the total number of vehicles of any kind (vans, flex driver, large trucks, all) in and out of that facility in a 24-hour period? He would like that number.
- How do tractor trailers arrive at the facility? How many come down Sprague Street and how many go via the Readville area.

Attorney McGrail stated that he was less concerned with what was in the application and more concerned with neighborhood relations. He felt there was a lot of work Amazon needed to do to make this right. The Chairman then took questions from the residents on the videocall.

He recognized that the following residents sent letters to the Board regarding Amazon:

Kerry Hawkins, a precinct five town meeting number

Karen Palumbo, a Sprague Street resident

Joanne Keane, a precinct five town meeting number

Laurel Conrad, an East Street resident

Maria Thornton, Sprague Street resident

Peter Reynolds, a Dedham resident and business owner

The Chair then stated that the letters contained the following complaints regarding Amazon:

- No point of contact for resident concerns despite many requests to have one
- Traffic
- Tractor trailer vibrations
- Operational noise
- Air pollution
- Vehicular accidents
- Speeding
- Trucks hitting low bridges
- Trucks driving up on the sidewalks landscaped areas
- Trucks unable to navigate through our rotaries and our street system
- Residents unable to get out of their driveways
- Trash on and around the site.
- Residents property damaged
- Disrespectful drivers
- Parking on sidewalks, in handicap spaces and in the middle of the street
- Unmarked, covert delivery vehicles
- Consistent need for onsite police visits,
- Potential encroachment onto the Striar property

The following residents spoke on video call:

Karen Palumbo, 390 Spring Street asked what would be done about the noise?

Bob LaPorto, 148 Crane Street, and a town meeting member asked about the entrance of the Manor Fields and the access of it.

Joanne Keaveny, a meeting member of Precinct 5, stated that the manager of the building had previously stated Amazon was to install a telematics system in all the vans that would report and record acceleration in the vans in speeding and track it. She wished Amazon to get back to her about this.

Rosemary Short, 60 Winstead Ave spoke about speeding, use of her driveway, destruction of her property during turns in her driveway, lack of a contact person. Does any upper management for this facility live in the town of Dedham? (The Amazon Rep will get answer for next meeting).

Marcie Lober – owner, landlord of 480 Sprague Street stated there is no access to Manor Fields through that property. She wished to clarify that point.

Jeremy Rosenberger, Planning Director – he wished the Board to be aware that there were a number of comments on traffic. He wished to point out that there had been a question about taxes related to Amazon. There was also a question about how will Amazon provide any beautification on the site, or could they? Attorney Zahka responded that a landscaping plan would be submitted with the official proposal.

Amit Chadri, 477 Sprague Street, he was a direct abutter. He asked if Amazon penalized drivers if they arrived late. He also offered to record the noise at Amazon.

Nicole Dunphy of HighPoint Engineering stated that she represented the owner of the property that Amazon used. Concerning the landscaping, she stated “the phase three portion of the project parking lot expansion has been presented to the Conservation Commission, where we recently received an order of conditions and a major stormwater permit. And part of that application, we’re proposing to plant 105 new plants, new trees and shrubs throughout the property.”

The Chairman had been requested to read a written statement by Selectboard member Dr. Dennis Teehan.

It read: "Having lived in the manor for five years on Leominster Road, I am deeply concerned about Amazon's intention to expand and extremely skeptical this can be done without a massive and unfair amount of disruption to the neighborhood. My concerns pertain not only to the site, which I am concerned about, but also to Sprague Street, which does not have the infrastructure to withstand the present amount of traffic, let alone any expansion. While I would love to work with Amazon to find an appropriate site and denim, I know because I've lived there for five years and saw firsthand that the current site and neighborhood is not appropriate for an operation like this. Thank you." He asked me also to please thank all the Amazon drivers for the services that they provide. Especially during the time of this pandemic.

The Chairman then explained the role of a peer reviewer. He also felt it was important for the peer reviewer to determine if the town could support this operation, as well as could the building support the operation. He had asked Steve Findlen from McMahon and Associates to be on the call. He also pointed out that the peer reviewer is hired by the town but is paid for by the applicant. He then recognized Mr. Findlen.

Mr. Steve Findlen of McMahon and Associates spoke. He explained that he had been on the call the entire time and listening to the proceedings. He then went over the peer review process. He stated that his firm does have experience with these types of warehouse and distribution facilities. They have worked on many past projects, as well as currently working on projects of this nature. Their office in Pennsylvania was currently working on an Amazon project so they will work closely with that office.

Ms. Jessica Porter asked if in future meetings we would be allowing all members of the public to ask their questions or having the planning director summarize? She understood this was only a scoping session, but she wanted to make sure members of the public felt heard. The Chairman replied that she was correct that he liked to hear from the public, however this was a scoping session only, we had accomplished a lot already, and there would be numerous other Amazon meetings that people could voice their concerns at. In addition, there were other agenda items that needed to be heard that night.

The Chairman asked if there were any other Board members that wished to speak at this time, and there were not. Mr. Griggs gave a closing statement "I just want to thank you and the members of the board as well as the members of the community for the questions and comments this evening. We're going to work hard to address them. We want to be a good corporate citizen. We are obsessed with customer with our customers and your constituents and we hope to work together to make this project a success."

The Board then took a five-minute recess. They restarted the meeting at 9:29 pm.

Elm Street/Rustcraft Road

Applicant: Town of Dedham
Project Address: Elm Street/Rustcraft Road
Zoning District: RDO, Research, Development, and Office
Representative: Jason Mammone, Town of Dedham Engineering

Jason Mammone, Director of Engineering, explained the proposal. Mr. Mammone explained that the town was looking to bring an access ramp to Elm Street as part of the sidewalk improvements to the area of Elm Street and Rustcraft Road. The access ramp would be right at the entrance to Legacy Place from Elm Street on the left side. Pictures of how it would look had been given to Planning Board previously. Mr. Mammone expressed that he had previously presented these plans to the Select Board and they did have initial approval from them.

The Chairman asked if any member of the Board had a question. Ms. Jessica Porter asked if the change would reduce flexibility to that intersection (considering possible left hand turns in the future)? Mr. Mammone answered it would still be possible and he did not consider that a problem. There were no further questions from the Board.

A motion was made by Attorney Podolski to approve the plan as presented. The motion was seconded by Attorney McGrail. A roll call vote was taken:

James McGrail – yes
Jessica Porter – yes
Jay O’Brien – yes
Michael Podolski – yes
John Bethoney – yes

The motion passed unanimously, 5-0.

200 Providence Highway - Insubstantial Change

Applicant: Dedham Health & Recreation Center
Project Address: 200 Providence Highway
Zoning District: Highway Business (HB)
Representative: Lloyd Gainsboro

Mr. Lloyd Gainsboro, the CEO for Dedham Health and Athletic Complex gave an overview of the insubstantial change to the parking lot that they were requesting be approved. He explained that the property currently has a tunnel for the Massachusetts Water and Resources Authority that they have an easement for. They would like to **temporarily** use this tunnel to help facilitate drop off for children at summer camp during the current Covid restrictions. Children would be screened while in the car for any fever, and then allowed to disembark, and the parent's vehicle would then depart. This would occur during the morning hours for 1.5 hours only. They are looking to enact this to keep the campers and staff safe.

Jessica Porter asked if approval could be for this calendar year only. The answer was yes.

Attorney Podolski asked about the cars departing after the drop off, where they would be going. They would be departing across the parking lot and then out of the driveway. He asked if the applicant could notify the neighbors at the end of the driveway that there may be additional traffic for a short period of time, and that it would only be temporary. The Board members all agreed with Mr. Podolski, and the applicant agreed to notify them.

Attorney Podolski made a motion to deem the plan a temporary insubstantial modification. The motion was seconded by Jessica Porter. A roll call vote was taken.

James McGrail – yes
Jessica Porter – yes
Jay O'Brien – yes
Michael Podolski – yes
John Bethoney – yes

The motion passed unanimously, 5-0.

A motion was made by Attorney Podolski adjourn the meeting at 10:00 pm.
Seconded by Jessica Porter. A roll call vote was taken.

James McGrail – yes
Jessica Porter – yes
Jay O'Brien – yes
Michael Podolski – yes
John Bethoney – yes

The motion passed unanimously, 5-0.