

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
Andrew Pepoli, Associate Member



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450 Washington Street
Dedham, MA 02026
Phone 781-751-9240

Jeremy Rosenberger
Planning Director

**PLANNING BOARD
MEETING MINUTES**

**TOWN OF DEDHAM
450 WASHINGTON STREET
DEDHAM, MA**

**MINUTES OF THE PLANNING BOARD MEETING
VIA TELECONFERENCE
APRIL 29, 2021, 7:00 P.M.**

BOARD MEMBERS:

Michael A. Podolski, Esq.	Vice Chair
Jessica L. Porter	Member
James McGrail	Member
Andrew Pepoli	Associate Member

Not in attendance:	John Bethoney, Chairman
	James O'Brien, IV, Clerk

PLANNING DEPARTMENT STAFF:

Jeremy Rosenberger	Planning Director
Michelle Tinger	Assistant Planner
Jennifer Doherty	Administrative Assistant

Minutes prepared by Mary-Margaret Scrimger of Minutes Solutions Inc. from an audio recording.

1. CALL TO ORDER

Mr. Podolski acted as Chair and called the meeting to order at 7:00 p.m.

2. PUBLIC HEARING

146, 188, and 216 Lowder Street and 125 Stoney Lea Road—Old Grove Partners LLC:

Requesting for approval of a Planned Residential Development (PRD), as shown on a detailed site development plan submitted in accordance with Section 7.1 of the Dedham Zoning By-Law. The proposed PRD shall have a maximum of twenty-six (26) dwelling units on +/- 62 acres. The properties are located at 146, 188, and 216 Lowder Street and 125 Stoney Lea Road, Dedham MA, located within a Single Residence A Zoning District, and shown on Dedham Assessors' Map 105, Lots 17, 19, 23 and Map 118, Lot 31. Representative Peter A. Zahka, Esq.

As Mr. Bethoney and Mr. O'Brien were not in attendance, the applicant requested a continuance until May 6, 2021.

A motion was made by Ms. Porter to grant a continuance for the 146, 188, and 216 Lowder Street and 125 Stoney Lea Road public hearing until the meeting on May 6, 2021. The motion was seconded by Mr. McGrail. A roll call vote was taken:

James McGrail: Yes
Jessica Porter: Yes
Michael Podolski: Yes
Andrew Pepoli: Yes

Motion passed unanimously, 4-0.

80 Bridge Street—Petruzziello Properties LLC:

Request for a Special Permit for a Mixed-Use Development Project, Special Permit for work within a Flood Plain Overlay District, Major Site Plan Review, and any associated waivers to construct a four (4) story, 41 dwelling unit Mixed Use Development and 66 off-street parking spaces. The subject property is located at 80 Bridge Street, Dedham MA, Assessors Map/Lot 14-54, and is located within General Business (GB) and Local Business (LB) Zoning Districts and Flood Plain Overlay District (FPOD). Dedham Zoning By-Law Section 3.1, 4.1, 4.2, 5.1, 5.2, 7.4, 8.1, 9.2, 9.3, 9.5, Table 1, Table 2, and Table 3. Representative Peter A. Zahka, Esq.

Mr. Rosenberger noted that pursuant to 40a, Section 11, two legal ads were provided in the Dedham Times, abutter notice was provided to abutters and abutters within 300 feet, and notice was provided to neighboring towns.

A motion was made by Mr. McGrail to open the public hearing. The motion was seconded by Ms. Porter. A roll call vote was taken:

James McGrail: Yes
Jessica Porter: Yes
Michael Podolski: Yes
Andrew Pepoli: Yes

Motion passed unanimously, 4-0.

The applicant requested a continuance so that the entire Board could discuss the proposal.

A motion was made by Mr. McGrail to grant a continuance for 80 Bridge Street presented by Petruzziello Properties LLC until the meeting of May 6, 2021. The motion was seconded by Ms. Porter. A roll call vote was taken:

James McGrail: Yes
Jessica Porter: Yes
Michael Podolski: Yes
Andrew Pepoli: Yes

Motion passed unanimously, 4-0.

3. MEETING MINUTES

Mr. Podolski asked to table the approval of minutes from April 25, May 23, June 27, 2019.

A motion was made by Mr. McGrail to table the review and approval of minutes from April 25, May 23, June 13, and June 27, 2019, until the next available meeting. The motion was seconded by Ms. Porter. A roll call vote was taken:

James McGrail: Yes
Jessica Porter: Yes
Michael Podolski: Yes
Andrew Pepoli: Yes

Motion passed unanimously, 4-0.

4. ADJOURNMENT

A motion was made by Mr. McGrail to adjourn the meeting at 8:05 p.m. The motion was seconded by Ms. Porter. A roll call vote was taken:

James McGrail: Yes
Jessica Porter: Yes
Michael Podolski: Yes
Andrew Pepoli: Yes

Motion passed unanimously, 4-0. The meeting was adjourned.

DISCLAIMER

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting of the Board of the Planning Committee. This document shall not be considered a verbatim copy of every word spoken at the meeting.