

PLANNING BOARD

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice Chair
James E. O'Brien IV, Clerk
Jessica L. Porter
James McGrail, Esq.
Andrew Pepoli, Associate

Planning Director
Jeremy Rosenberger



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Administrative Assistant
Jennifer Doherty

Assistant Town Planner
Michelle Tinger

**PLANNING BOARD
MEETING MINUTES**

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

**MINUTES OF THE PLANNING BOARD MEETING
VIA TELECONFERENCE
FEBRUARY 10, 2021, 7:00 P.M.**

BOARD MEMBERS:

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

PLANNING DEPARTMENT STAFF:

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

Minutes prepared by Cassidy Civiero of Minutes Solutions Inc. from an audio recording.

1. CALL TO ORDER

The Chairman of the Planning Board, Mr. Bethoney, called the meeting to order at 7:00 p.m.

2. CONTINUATION OF PUBLIC HEARING, 337-339 WASHINGTON STREET – GARNETT REALTY TRUST, ROBERT NASER TRUSTEE

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. The subject property is located at 337-339 Washington Street and is located within a Central Business (CB) Zoning District. Representative: Mr. Stephen Rahavy, Esq. Continued from 12/9/2020 and request to continue to 4/14/21.

A motion was made by Mr. Podolski to grant the applicant an extension until the Planning Board meeting of April 14, 2021, at 7:00 p.m. The motion was seconded by Ms. Porter. A roll call vote was taken:

James McGrail: Yes
Jessica Porter: Yes
James O'Brien: Yes
Michael Podolski: Yes
John Bethoney: Yes

Motion passed unanimously, 5-0. The public hearing is continued to April 14, 2021 at 7:00 p.m.

3. **CONTINUATION OF PUBLIC HEARING, 75, 110, AND 125 STERGIS WAY – NORDBLOM COMPANY**

Public Hearing for Definitive Subdivision Plan Approval by the Nordblom Company (Stergis Lots, 3, 4, and 5 Owner LLC). The Applicant is proposing a subdivision of three existing properties into four separate properties, along with reconfiguring the existing cul-de-sac on Stergis Way. The Subject Properties are located at 75, 110-120, and 125 Stergis Way, Map 393, Lots 3, 4 and 5 and are located within a Highway Business (HB) Zoning District. Continued from 12/9/2020 and request to continue to 4/14/21.

A motion was made by Mr. Podolski to grant the applicant an extension until the Planning Board meeting of April 14, 2021, at 7:00 p.m. The motion was seconded by Ms. Porter. A roll call vote was taken:

James McGrail: Yes
Jessica Porter: Yes
James O'Brien: Yes
Michael Podolski: Yes
John Bethoney: Yes

Motion passed unanimously, 5-0. The public hearing is continued to April 14, 2021 at 7:00 p.m.

4. **CONTINUATION OF PUBLIC HEARING; 95 EASTERN AVENUE – SREG MANAGEMENT, LLC**

Chairman Bethoney announced that he would be taking the matter of 95 Eastern Avenue out of order following the subsequent agenda item. It is presented here for the purpose of these minutes.

Request for a Special Permit for a Major Non-residential Project, Special Permit for a hotel use in a Flood Plain Overlay District, Special Permit to exceed the allowable building height, Major Site Plan Review, and associated waivers to construct a six (6) story, 120 room hotel and 144 off-street parking spaces. The subject property is located at 95 Eastern Avenue, Dedham MA, Assessors Map/Lot 123-16 and 123-22, and is located within a Highway Business (HB) Zoning District and Flood Plain Overlay District (FPOD). Dedham Zoning By-Law Section 3.1, 4.1, 4.2, 5.1, 5.2, 8.1, 9.2, 9.3, 9.4, 9.5, Table 1, Table 2 and Table 3. Representative: Mr. Kevin Hampe, Esq. Continued from 1/27/21.

Mr. Hampe introduced the team for the 95 Eastern Avenue property, including project engineer Mr. Brandon Carr of DiPrete Engineering and landscape architect Mr. Michael Radner of Radner Design Associates. Mr. Carr provided an overview on the specifications of the proposed property. Mr. Radner presented an update on the landscape and lighting design.

Chairman Bethoney inquired whether the landscaping plan for the Dedham Marketplace site was being proposed at this time as part of the 95 Eastern Avenue project. Mr. Saletin responded that it is not part of the hotel submission. Mr. Saletin added that there is a plan for extensive upgrading of the landscaping at the Dedham Marketplace, commencing in Spring of 2021, which will be completed by the time the hotel is complete.

Chairman Bethoney noted that the revised landscaping plan must be reviewed and approved by the Planning Board before any work is undertaken. Mr. Saletin will discuss this matter with Mr. Hampe and suggested that they may submit a separate application for Dedham Marketplace.

Chairman Bethoney stated that Mr. Steve Findlen, peer reviewer from McMahon Associates, could not be present at the meeting. Mr. Philip Viveiros would be presenting the peer review report in his absence. Mr. Viveiros stated that there were four comments regarding the site plan on: pedestrian issues and safety, service delivery and operations, snow storage plans, and landscaping. The applicant provided updates to the plan addressing the four comments and the peer reviewers found those updates acceptable.

Chairman Bethoney requested confirmation that the applicant's proposal on the lighting and landscaping is sound. Mr. Viveiros responded affirmatively.

Mr. Podolski inquired whether the trees to be planted at the corners of the building, along Eastern Avenue, and at the entry area are properly depicted in the plan submitted, as they seem large. Mr. Radner responded that the trees will be 14 to 16 feet tall with a canopy diameter of approximately 15 to 20 feet. As for the depiction, the trees could be shrunken by 10% to 20% on the plan to accurately reflect how they will look at the time of the planting; however, as stands it is an accurate depiction of how large the trees will be in three to four years.

Mr. Podolski noted that there are telephone poles and wires along the exit roadway and inquired where the electrical cables and telephone service for this building would be located. Mr. Carr noted that it is subject to change based on coordination with Eversource, but the electrical cables and telephone service are expected to be wired underground.

Mr. Podolski inquired whether the existing telephone poles and wires along the roadway could be put underground. Mr. Carr responded that this is not part of the proposal, but he could discuss this matter with the client. Mr. Podolski requested that Mr. Carr update the Planning Board on this matter following discussion with the team.

Mr. O'Brien noted that it may be more expedient to consider the landscaping of Dedham Marketplace within the same proposal as 95 Eastern Avenue rather than submitting an additional proposal. He suggested the applicant put a timeframe in place to expedite the project. Mr. Saletin responded that the team would like to acquire approval of the application to undertake the landscaping in Spring of 2021.

Chairman Bethoney re-iterated to the Planning Board that Mr. Saletin has stated that he will submit a modification of an existing lot submission for the Dedham Marketplace site in the near future. He requested that the meeting be focused to the proposed hotel site on 95 Eastern Avenue.

Mr. McGrail requested that the applicant provide a list of other hotel projects that they have completed and currently own in the Dedham area so that members may review these sites. Mr. Hampe stated that he will do so. Chairman Bethoney added that photography of existing projects should also be submitted in consideration of this proposal.

Ms. Porter inquired whether there are plans for illuminated signage on the hotel building. Mr. Carr noted that the monument and pylon signs would be lit; however, the architect will have to be consulted on whether the building will have illuminated signage. Ms. Porter requested that this be discussed at a future meeting. Chairman Bethoney stated that, when the building design is being reviewed, there should be a representation of the illuminated hotel sign included to scale and in the proposed color.

Ms. Porter inquired about the root structure of the red maple trees on Eastern Avenue, as a new sidewalk is being installed in that area. Mr. Radner noted that, although space is limited, the maple is a tried-and-true street tree.

Mr. Popoli inquired whether Mr. Radner has provided an operations and maintenance plan for the landscaping for the years following installation. Mr. Radner responded that a plan has not been submitted. Mr. Saletin added that professional maintenance landscapers will regularly maintain the property and an arborist will be consulted every few years. Mr. Radner added that the spacing and selection of the trees was in consideration of maintenance over time.

Mr. Podolski stated that the certificate of action will include a provision that all proposed landscaping will be maintained in perpetuity. Chairman Bethoney noted that applicants for proposals such as this one have been required to submit an operations maintenance plan and the Planning Board will expect this document. Mr. Carr noted that an overall maintenance plan exists, but he will work with Mr. Radner to ensure there is a more extensive landscape portion of that plan. Chairman Bethoney added that hours of lighting operation should also be included.

Chairman Bethoney opened the floor to comments and questions from residents.

Ms. Sarah Smegle, 150 Munroe Street, expressed gratitude for the landscaping plan, including the variety and selection of plants. She looks forward to the architecture peer review.

Chairman Bethoney inquired with Mr. Hampe about the future of the review process with the Planning Board. Mr. Hampe responded that in two weeks the architects are scheduled to discuss the design and signage with the Planning Board.

Chairman Bethoney invited Mr. Hampe to discuss the issues previously brought forward regarding the project.

Mr. Hampe discussed the letter from the neighboring owner's attorney regarding the scope of the traffic study undertaken. Mr. Hampe noted that an amended report could be filed with the area of concern regarding the peak periods removed from the study. Chairman Bethoney consulted Mr. Viveiros on the methodology and scope of the study performed by the applicant and inquired whether it has been deemed satisfactory by the peer reviewers. Mr. Viveiros responded that the traffic study area was reviewed by McMahan and peer reviewers agreed with the study undertaken and the methodology used.

Mr. Saletin confirmed that the concern raised by the neighboring owner's attorney will be addressed and an amended report will be re-submitted to the peer review and Planning Board. Mr. O'Brien inquired whether there is a concern about roadways being blocked for shared usage as mentioned in the letter. Mr. Saletin does not believe there is cause for concern; however, the updated traffic study will investigate and address this. Mr. Viveiros recommended that the updated traffic study include a notation reflecting the reason for the revision.

Mr. Hampe will address the issue raised at the last meeting about whether all the requested parking spaces are required upon his next presentation to the Planning Board.

With regards to the issue regarding road access and safety for cyclists and pedestrians, Mr. Carr noted that the team proposes to resurface the road up to the entrance to the hotel lot. Chairman Bethoney inquired about the roadway from the end of the hotel's entrance to the Pearl property. Mr. Carr responded that there is no plan to upgrade that area of the roadway. Mr. O'Brien stated that resurfacing the roadway will be ineffective as the issues beneath the road will recur. Chairman Bethoney noted that drainage will need to be addressed to ensure the roadway's longevity.

A motion was made by Ms. Porter to grant the applicant an extension until the Planning Board meeting of February 24, 2021, at 8:00 p.m. The motion was seconded by Mr. Podolski. A roll call vote was taken:

James McGrail:	Yes
Jessica Porter:	Yes
James O'Brien:	Yes
Michael Podolski:	Yes
John Bethoney:	Yes

Motion passed unanimously, 5-0. The public hearing is continued to February 24, 2021 at 8:00 p.m.

5. 725 PROVIDENCE HIGHWAY, FEDERAL REALTY TRUST (DEDHAM PLAZA)

Minor/Modification Site Plan Review for improvements to existing building canopy and façade, parking area regrading, landscaping improvements, and request for waiver reduction (9 spaces) of off-street parking requirements. Continued from 12/2/2020.

A motion was made by Mr. Podolski to table this agenda item to a future date that would be mutually agreed upon between the applicant and the Planning Department. The motion was seconded by Mr. O'Brien. A roll call vote was taken:

James McGrail:	Yes
Jessica Porter:	Yes
James O'Brien:	Yes
Michael Podolski:	Yes
John Bethoney:	Yes

Motion passed unanimously, 5-0. The agenda item was tabled to a future meeting.

6. APPROVAL OF PREVIOUS MINUTES

Chair Bethoney noted that all meeting minutes to be discussed were previously distributed to Planning Board members.

January 10, 2019

Ms. Porter requested that the minutes be amended to replace "deferred" with "will defer" on the bottom of Page 8. Ms. Porter noted that acronyms should be expanded upon the first time they are referenced in the minutes going forward.

A motion was made by Mr. O'Brien to approve the minutes of January 10, 2019, as amended. The motion was seconded by Ms. Porter. A roll call vote was taken:

James McGrail:	Abstained
Jessica Porter:	Yes

James O'Brien: Yes
Michael Podolski: Yes
John Bethoney: Yes

Motion passed unanimously, 4-0, with one abstained. The minutes of January 10, 2019 were approved.

January 24, 2019

A motion was made by Mr. Podolski to approve the minutes of January 24, 2019, as presented. The motion was seconded by Mr. O'Brien. A roll call vote was taken:

James McGrail : Abstained
Jessica Porter: Yes
James O'Brien: Yes
Michael Podolski: Yes
John Bethoney: Yes

Motion passed unanimously, 4-0, with one abstained. The minutes of January 24, 2019 were approved.

February 12, 2019

A motion was made by Ms. Porter to approve the minutes of February 12, 2019, as presented. The motion was seconded by Mr. O'Brien. A roll call vote was taken:

James McGrail: Abstained
Jessica Porter: Yes
James O'Brien: Yes
Michael Podolski: Yes
John Bethoney: Yes

Motion passed unanimously, 4-0, with one abstained. The minutes of February 12, 2019 were approved.

February 21, 2019

A motion was made by Ms. Porter to approve the minutes of February 21, 2019, as presented. The motion was seconded by Mr. Podolski. A roll call vote was taken:

James McGrail: Abstained
Jessica Porter: Yes
James O'Brien: Yes
Michael Podolski: Yes
John Bethoney: Yes

Motion passed unanimously, 4-0, with one abstained. The minutes of February 21, 2019 were approved.

July 22, 2020

A motion was made by Ms. Porter to approve the minutes of July 22, 2020, as amended. The motion was seconded by Mr. O'Brien. A roll call vote was taken:

James McGrail: Yes
Jessica Porter: Yes
James O'Brien: Yes
Michael Podolski: Yes
John Bethoney: Yes

Motion passed unanimously, 5-0. The minutes of July 22, 2020 were approved.

August 12, 2020

A motion was made by Ms. Porter to approve the minutes of August 12, 2020, as presented. The motion was seconded by Mr. O'Brien. A roll call vote was taken:

James McGrail: Yes
Jessica Porter: Yes
James O'Brien: Yes
Michael Podolski: Yes
John Bethoney: Yes

Motion passed unanimously, 5-0. The minutes of August 12, 2020 were approved.

August 26, 2020

Ms. Porter noted that it does not state that Chairman Bethoney recused himself from a portion of the meeting for the discussion on 20 Milton Street.

A motion was made by Mr. O'Brien to approve the minutes of August 26, 2020, as amended. The motion was seconded by Ms. Porter. A roll call vote was taken:

James McGrail: Yes
Jessica Porter: Yes
James O'Brien: Yes
Michael Podolski: Yes
John Bethoney: Yes

Motion passed unanimously, 5-0. The minutes of August 26, 2020 were approved.

7. OLD/NEW BUSINESS

Dedham Residencies: Mr. O'Brien noted that the public safety building is being excavated and forms will soon be put in. A phone call was received from a Dedham resident who owns a nearby property, who inquired whether a Dedham residency was included for that project. Mr. O'Brien investigated and determined that the negotiations did not include the option for Dedham residents to work on the building.

After discussing it with the contractor, it was agreed that they will consider allowing Dedham residents to apply should they be looking for plumbing, electric or carpentry work. Mr. O'Brien noted that Dedham preference language has been included in many certificates of action for projects of this magnitude and recommended that this language be included in all certificates going forward. Chairman Bethoney noted that he will support Mr. O'Brien on the continued inclusion of this language in any and all certificates of action.

Dedham Square Meeting: Ms. Porter thanked the public and Board members who assisted with the Dedham Square meeting undertaken last night, with 170 attendees discussing the future use of the police station building. Updates from the meeting will be presented soon and a video of the meeting will be posted online.

Open Space and Recreation Committee: Mr. McGrail noted that he will attend his first Open Space and Recreation Committee meeting on February 23, 2021 at 7:00 p.m. and will update the Planning Board on the items discussed.

8. DATE AND TIME OF NEXT MEETING

The next meeting of the Planning Board will be held on February 24, 2021 at 7:00 p.m.

9. ADJOURNMENT

A motion was made by Mr. Podolski to adjourn the meeting at 8:42 p.m. The motion was seconded by Mr. McGrail. A roll call vote was taken:

James McGrail:	Yes
Jessica Porter:	Yes
James O'Brien:	Yes
Michael Podolski:	Yes
John Bethoney:	Yes

Motion passed unanimously, 5-0. 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 Planning Board. This document shall not be considered a verbatim copy of every word spoken at the meeting.