

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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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
JANUARY 13, 2021, 7:00 P.M.**

BOARD MEMBERS:

John R. Bethoney	Chair
James E. O'Brien IV	Member
Jessica L. Porter	Member
James McGrail, Esq.	Member
Andrew Pepoli	Associate Member

Not in Attendance: Michael Podolski, Vice Chair

PLANNING DEPARTMENT STAFF:

Jeremy Rosenberger	Planning Director
Jennifer Doherty	Administrative Assistant

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

1. CALL TO ORDER

The Chairman of the Planning Board, Mr. John Bethoney, called the meeting to order at 7:04 p.m.

2. PUBLIC MEETING

600 Providence Highway—SREG Management, LLC: Determination of Approval Not Required (ANR) subdivision plan.

Ms. Porter noted that this is near her home. Legal counsel advised that the Board proceed with an abundance of caution.

Ms. Porter asked to be recused due to her proximity to the project. Ms. Porter left the meeting.

Mr. Kevin Hampe, Law Offices of Winbourne, Hampe, and Sheehan, and Mr. Brandon Carr, DiPrete Engineering, represented the applicant and presented the proposal. Mr. Carr noted that the proposal is to divide the lot combined a year ago due to FEMA regulations. Due to the project's location, the lots must be divided. The proposed new lots would have 300 feet of frontage; only 200 feet are required. The primary consideration for a lot, based on zoning bylaws, is the frontage. Attorney Stephen Greenbaum asked if approving this ANR will impact the other proposals. The Board discussed how the lot divide would impact the lot's development.

A motion was made by Mr. James McGrail to endorse the ANR proposal as presented. The motion was seconded by Mr. Jim O'Brien. A roll call vote was taken:

**James McGrail: Yes
James O'Brien: Yes
John Bethoney: Yes**

Motion passed unanimously, 3-0.

3. PUBLIC HEARING

95 Eastern Avenue — SREG Management LLC: Request for a Special Permit for a Major Nonresidential Project, Special Permit for hotel use in a Flood Plain Overlay District, Special Permits to exceed the allowable FAR and 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 Kevin Hampe, Esq.*

This matter was continued from the December 2, 2020, meeting. Mr. Kevin Hampe noted that all Planning Board members be present for the discussion of this matter for this request. Mr. Podolski was not in attendance. Mr. Hampe requested a continuance until the next meeting.

A motion was made by Mr. James McGrail to grant a continuance regarding the request for the 95 Eastern Avenue proposal until the January 27, 2021, meeting. The motion was seconded by Mr. Jim O'Brien. A roll call vote was taken:

**James McGrail: Yes
James O'Brien: Yes
John Bethoney: Yes**

Motion passed unanimously, 3-0.

4. **PUBLIC MEETING**

322 and 326 Washington Street and 25 and 27 Harris Street—Needham Bank: Minor Site Plan Review for one-story, 1,879 sq. ft. retail bank building with drive-thru teller/ATM and ten off-street parking spaces. Representative: Peter A. Zahka, Esq.

The group discussed if the presentation should proceed while Mr. Podolski was absent. The Board deferred the vote, but the presentation would proceed to allow Mr. Zahka and his client, Mr. Giorgio Petruzzello, to address any issues between now and then.

Chairman Bethoney recused himself due to a professional relationship with the applicant and handed the role to Mr. O'Brien. Chairman Bethoney left the meeting for this discussion.

Mr. Zahka responded to the peer review requests. He circulated a draft certificate of action, which Mr. Rosenberger reviewed. There was a meeting to go over the action items, where the most significant outstanding issue was the exit onto Washington Street, specifically the left turn. Harris Street has signs that indicate the appropriate use of the parking area, be it a parking lot or drive-through. Utility poles need to be modified to be above the roof lines. There will also be wires that are put underground. Mr. Zahka believes the COA can be voted for, pending the meeting of the entire Board.

Mr. O'Brien asked if all nine previously stated issues were resolved, and it was confirmed. If any signs do not function effectively, Mr. Petruzzello is amenable to modifying them.

A motion was made by Mr. James McGrail to grant a continuance of the request for the 322 and 326 Washington Street and 25 and 27 Harris Street proposal until the January 27, 2021, meeting. The motion was seconded by Ms. Jessica Porter. A roll call vote was taken:

James McGrail:	Yes
James O'Brien:	Yes
Jessica Porter:	Yes

Motion passed unanimously, 3-0.

5. **MEETING MINUTES**

The chair role was returned to Mr. Bethoney. The Board agreed to review two months of 2019 meeting minutes per meeting to address the minute backlog. This will begin March 10, 2021, reviewing minutes from January and February 2019.

The Board discussed how to address current minutes and when minutes must be provided. Mr. Rosenberger noted that minutes take significant staff time for a staff that is already working at capacity. Mr. Bethoney noted that there must be an appropriate policy on when minutes should be expected. Mr. Rosenberger said that in 2020, there were 28 meetings. If there are priority meetings, those minutes can be prioritized to be completed. Mr. Bethoney noted that the open meeting law contains an obligation to provide minutes.

6. DESIGNING DEDHAM 2030 MASTER PLAN

On January 26, 2021, there will be a community meeting on housing, public health, natural, historical, and cultural resources. This is to consider how the Town will meet the demands of the next ten years. Additionally, this is an opportunity to hear many voices within the Town. It was noted that planning elements heavily influence public health. Everyone was invited to participate in this meeting.

7. DATE AND TIME OF NEXT MEETING

The next meeting of the Planning Board will be held on January 27, 2021, at 7:00 p.m.

8. ADJOURNMENT

A motion was made by Mr. Jessica Porter to adjourn the meeting at 8:04 p.m. The motion was seconded by Mr. James McGrail. A roll call vote was taken:

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

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