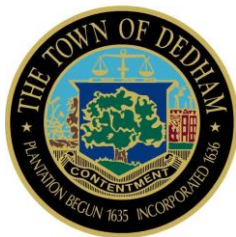


PLANNING BOARD

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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Office Manager
Jennifer Doherty

Senior Planner
Michelle Tinger

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

**MINUTES OF THE PLANNING BOARD MEETING
MAY 11, 2022, 6:00 P.M.**

BOARD MEMBERS:

John R. Bethoney	Chair
Michael A. Podolski, Esq.	Vice-Chair (until 7:58 p.m.)
James E. O'Brien IV	Member
Jessica L. Porter	Member
Jim F. McGrail, Esq.	Member
Andrew Pepoli	Associate Member

PLANNING DEPARTMENT STAFF:

Jeremy Rosenberger	Planning Director
Jennifer Doherty	Office Manager
Michelle Tinger	Senior Planner

Minutes prepared by Angela Fracassi of Minutes Solutions Inc., from a video recording.

1. CALL TO ORDER

Mr. Bethoney called the meeting to order at 6:00 p.m. and explained the meeting procedures and protocols to the public.

**2. PUBLIC MEETING
61 FAIRVIEW STREET, MARIPOSA CHILD CARE CENTER, SCOPING SESSION**

GUESTS:

Jose Paulino	Applicant, Mariposa Child Care Center
Senia Paulino	Applicant, Mariposa Child Care Center

Mr. Paulino explained that the Mariposa Child Care Center requested to increase capacity of the existing daycare from 41 preschoolers and 11 staff to 59 preschoolers and 14 staff. The Applicant requested waivers regarding off-street parking, landscaping, and peer review requirements to facilitate a plan to remove one wall and build an additional children's bathroom. The Applicant was still in the process of obtaining approvals from the Building Department, which had advised him to attend a scoping session with the Planning Board in order to determine whether the

waivers, which affect the site plans submitted to the Building Department and Planning Board, were likely to be granted. The Center does not currently have any on-site parking, and all staff are parking on the street or at the nearby arena.

The Board recommended that the Applicant return to Board with petitions of support from their neighbors to ensure that the abutters are in support of the expansion of the Center and requested information regarding the number of additional cars.

The Board advised the Applicant to file their plans as originally intended with the Building Department and explained that the Board would have the opportunity to officially grant the requested waivers at a later date.

On a motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved to recommend that the Applicant file their documents with the Building Department as planned. Motion carried unanimously.

**3. PUBLIC MEETING
DESIGNING DEDHAM 2030 MASTER PLAN**

GUESTS:

Josh Fiala	Principal Planner, MAPC
Sarah McDonald	Master Plan Committee Member
Shaw McDermott	Master Plan Committee Member

The Board reviewed the pages 1 to 19 of the draft Master Plan report and made the following recommendations:

- Page 3, replace the term “West Dedham” with “Precinct One”.
- Page 3, the Board questioned whether the “note” next to the map should remain
- Page 4, add that anyone who applied to the Master Plan Committee was accepted, and to include more information about the Committee’s various meetings and tours.
- Page 5, elaborate on the process of selecting interview participants on page 5.
- Page 5, timelines should be updated.
- Page 5, provide a key to the different symbols.
- Page 6, paragraph one should also mention the Select Board.
- Page 6, change “12 members” to “15 members”.
- Page 6, the number of respondents could be represented as a percentage of Dedham’s adult population.
- Page 6, the mention of COVID-19 should be highlighted and/or bolded.
- Page 9, the use of the American Community Survey should be clarified.
- Page 11, elaborate on the definition of “environmental justice community”.
- Page 12, replace “United States [sic] Congress” with “House of Representatives”.
- Page 13, replace the “percent of persons” with “percentage of persons”.
- Page 14, simplify the first paragraph by listing the poverty rates without editorializing.
- Page 14, the Board questioned whether the transportation data would still be relevant due to COVID-19.
- Page 14, remove any reference to Dedham being “well served” by public transportation.
- Page 19, the third and fourth paragraphs are repetitive and can be merged.

- Page 19, change “the dialogue is underway” to “the dialogue continues”.
- Page 19, remove the final sentence.
- Page 19, include reference to abolitionist groups and the separation of church and state.

Mike Podolski left the meeting due to illness at 7:55 pm.

4. 656 EAST STREET, TOWN OF DEDHAM, SCOPING SESSION

GUESTS:

Chip Heitkamp	Dore & Whittier
Brad Dore	Dore & Whittier
Bernardo Rodriquez	Project Manager, Town of Dedham

The Applicant presented a preliminary plan to replace the former Endicott Estate barn with new barn and site improvements. The Applicant requested waivers to concentrate the peer review, and proposed project review to only one (1) acre of the 18-acre Endicott Estate.

On a motion made by Mr. McGrail, seconded by Mr. O’Brien, it was resolved to waive full site plan compliance and focus on the work area in one acre project area only.

Mr. McGrail withdrew his motion.

The Board agreed to advise the Applicant to prepare their site plans as intended, and to focus on the one acre only. The Board would have the opportunity to grant waivers at a later date.

5. PLANNING BOARD GOALS AND OBJECTIVES

The Chair asked the Board if they had any potential goals and objectives for the Planning Board. The Board agreed to the following:

- Dedicating a room or department to Robert A. Aldous, and asking Planning Department Staff to investigate the process and report back at the next meeting.
- Improving the Planning Office décor.
- Attracting additional life science facilities to increase the commercial tax base and make Dedham more competitive.
- Refining the mixed-use bylaws.
- Improving the Planning Board website.
- Giving developers clearer guidance regarding site plan compliance prior to filing a plan.
- Creating and maintaining an ongoing list of town needs for developer and/or Applicant donation.

6. FALL 2022 ZONING AMENDMENTS

The Board discussed potentially relaxing commercial permit processes and altering regulations around outdoor seating to better support restaurants.

Ms. Porter suggested creating requirements for electric vehicle charging stations.

7. **REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES**

On a motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved to defer the review of the previous meeting minutes to a later date.

8. **OLD BUSINESS/NEW BUSINESS**

Public Safety Building Site Visit: Mr. Rosenberger will present dates to visit the public safety building.

Master Plan Review: The Board discussed when best to schedule the review of the draft Dedham Master Plan. The Board noted that 6:00 p.m. is not necessarily accessible for the public; however, scheduling the discussion for the end of the meeting would be tedious and discourage participation.

Jim McGrail left the meeting at this time.

The Board acknowledged the need to be transparent in their review of the document, and as such, closed-door meetings would be inappropriate.

9. **NEXT MEETING**

The next meeting of the Planning Board is scheduled for May 25, 2022, at 6:30 p.m.

10. **ADJOURNMENT**

On a motion made by Mr. McGrail, seconded by Ms. Porter, it was resolved to adjourn the meeting at 9:18 p.m. Motion carried unanimously.