

**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



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

Office Manager  
Jennifer Doherty

Senior Planner  
Michelle Tinger

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

**MINUTES OF THE PLANNING BOARD MEETING  
MAY 25, 2022, 6:00 P.M.**

**BOARD MEMBERS:**

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

**PLANNING DEPARTMENT STAFF:**

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

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

**1. CALL TO ORDER**

Chairman Bethoney called the meeting to order at 6:00 p.m.

**2. APPROVAL OF MEETING MINUTES**

The following amendments were made the minutes of January 26, 2022:

- Page 1, header: replace "2021" with "2022".
- 748 Providence Highway: The Board requested that Planning Department staff review the section to ensure that it accurately reflects what occurred at the meeting.
- Page 3, final paragraph: add the words "MBTA Communities Act".
- Page 4: replace "requirements" with "PRD zoning bylaw".
- Page 4: in the description of the public hearing, add Mr. Podolski' s comments in their entirety.

The Board directed Planning Department staff to revise and resubmit the minutes for Board review at a future meeting.

The following amendments were made the minutes of February 9, 2022:

- Page 1, header: replace “2021” with “2022”.

**On a motion made by Mr. Podolski, seconded by Mr. O’Brien, it was resolved to approve the meeting minutes of February 9, 2022, as amended. Motion carried unanimously.**

**On a motion made by Mr. Podolski, seconded by Mr. O’Brien, it was resolved to approve the meeting minutes of March 9, 2022, and March 23, 2022, as presented. Motion carried unanimously.**

### **3. FALL 2022 ZONING AMENDMENTS**

Mr. Rosenberger prepared a summary of the six ideas presented by the Board at previous meeting, the anticipated level of difficulty of implementing each idea, and his comments.

**Site Plan Review Scoping Session Waivers:** Chairman Bethoney explained that if an Applicant is interested in receiving a waiver prior to submitting their site plans, the Applicant should attend a scoping session with the Planning Board for advice. The Board noted that this procedure was followed at the previous meeting, however Mr. Rosenberger stated that Town Attorney Eichmann recommended that it be codified. The Board agreed that they reserve the right to deny a waiver, even if the Applicant follows the new process.

**PRD Update:** The Board agreed to revise the PRD regulations.

**Life Sciences or Tech District:** Mr. Podolski, Ms. Porter, and Mr. McGrail stated their support for creating a life sciences district in Dedham.

**Height Restrictions:** Mr. Podolski suggested discussion height restrictions on Bridge Street. Chairman Bethoney stated that many of the taller buildings are approved under special permit, and approval is not guaranteed, and stated his support for creating an overlay district. The Board noted that retail on first floor often drives heights and creates fewer residential units.

**Outdoor Dining:** The Board agreed measures are needed to support restaurants and create policies that support outdoor dining. The Board discussed whether restaurants should be permitted to use public property, such as public sidewalks, for outdoor dining. Mr. O’Brien stated that matter was under the purview of the Select Board. The Board also discussed that any increase in seating triggers a parking plan review and suggested that that policy could be changed. The Board agreed to consult Town Attorney Eichmann.

**EV Charging Stations:** The Board expressed their support for creating minimum standards for EV charging station installation. Planning Department staff agreed to research the requirements in other communities.

**Short-Term Rentals:** Mr. Pepoli suggested that short-term rental should be addressed.

### **4. MBTA COMMUNITIES**

Mr. Rosenberger received two consultants’ proposals with quotes and noted that only Stantec’s quote fits within the Planning Department’s budget of \$25,000. Mr. Rosenberger advised that a contract would need to be signed by June 30, 2022, which is the end of the fiscal year. The Board agreed that a consultant is necessary, however the scope of consultant’s work should be reduced. Mr. Rosenberger agreed to liaise with Stantec and the Board by email regarding the scope of

work.

5. **PUBLIC HEARING**  
**124 QUABISH ROAD -- PROVIDENCE HIGHWAY MANAGEMENT TRUST, LLC, PLANNED**  
**COMMERCIAL DEVELOPMENT/MIXED USE DEVELOPMENT PROJECT**

Prior to the meeting, the Applicant requested a continuance to June 22, 2022.

**On a motion made by Mr. O'Brien, seconded by Mr. Podolski, it was resolved to resume of the public hearing regarding 124 Quabish Road on June 22, 2022. Motion carried unanimously.**

6. **LEGACY BOULEVARD STAKEHOLDERS MEETING**

Mr. Rosenberger requested the Board nominate two Board members to act as representatives at the stakeholders meeting. The Board agreed that Chairman Bethoney and Mr. Podolski would attend the meeting.

7. **OLD BUSINESS/NEW BUSINESS**

**Signals on Lowder Street:** Mr. McGrail noted that the new signals on Lowder Street were installed and are operational.

**Legacy Place Bus Stop:** Mr. McGrail reported that Legacy Place was hesitant to extend the 34 and 34E bus routes into Legacy Place, however the Applicant at 124 Quabish Road expressed interest in having a bus stop on the site and into Legacy Place and would be meeting with MBTA shortly.

**Meeting with Secretary of Community Housing and Development:** The meeting will occur shortly, as a date to be determined.

8. **NEXT MEETING**

The next meeting of the Planning Board was scheduled on June 8, 2022, at 6:00 p.m.

9. **ADJOURNMENT**

**On a motion made by Mr. Podolski, seconded by Ms. Porter, it was resolved to adjourn the meeting at 7:25 p.m. Motion carried unanimously.**