

**PLANNING BOARD**

John R. Bethoney, Chair  
Michael A. Podolski, esq., Vice-Chair  
James E. O'Brien IV, Clerk  
Jessica L. Porter  
James F. McGrail, Esq.



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Planning Director  
Jeremy Rosenberger

Economic Development Planner  
Jayson Schultz

Senior Planner  
Michelle Tinger

Office Manager  
Kelli Leahy

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

**MINUTES OF THE PLANNING BOARD MEETING (DRAFT)  
O'BRIEN MEETING ROOM, THIRD FLOOR  
FEBRUARY 22, 2023, 6:00 P.M.**

**BOARD MEMBERS:**

John R. Bethoney	Chair
Michael A. Podolski, Esq.	Vice-Chair
Jessica L. Porter	Member

**ABSENT:**

James E. O'Brien, IV	Member
James F. McGrail	Member

**PLANNING DEPARTMENT STAFF:**

Jeremy Rosenberger	Planning Director
Jason Shultz	Economic Development Planner
Michelle Tinger	Senior Planner

**1. CALL TO ORDER**

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

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

Due to Mr. McGrail and Mr. O'Brien's absences, the Board agreed to table approval of the minutes to a future meeting. However, the Board did a preliminary review of the minutes and recommended the following changes:

**October 12, 2022: Ms. Porter** suggested that staff include more information about the opening of the public hearing.

**November 9, 2022: Ms. Porter** suggested that staff include information about the continuation of the public hearing.

**December 1, 2022: Ms. Porter** noted that she attended the meeting remotely and that additional remarks be added to the section regarding the Dedham Master Plan.

3. **AQUIFER DISCUSSION WITH RESIDENT RICHARD IRVING, 235 COMMON STREET**

For the record, the Chair read an email sent to Dedham resident Richard Irving regarding the town's aquifer overlay district. This email confirmed that per Mr. Irving's request, the Planning Board is seeking guidance from Town legal counsel Attorney Eichman, of KP Law, to determine who is the regulatory body for the aquifer overlay district.

4. **PUBLIC MEETING**  
**ISSUANCE OF A CERTIFICATE OF COMPLIANCE**  
**184, 220, & 276 PINE STREET, AND 70 JENNEY LANE, ANIMAL RESCUE LEAGUE**

The Chair noted that the Applicant requested to appear before the Board at a future meeting due to the absences of Mr. McGrail and Mr. O'Brien.

5. **MINOR SITE PLAN REVIEW**  
**300 PROVIDENCE HIGHWAY, TOTAL WINE & MORE**

The Chair noted that the Minor Site Plan Review of 300 Providence Highway, Total Wine & More was deferred to a future meeting due to the absences of Mr. McGrail and Mr. O'Brien.

6. **PUBLIC MEETING**  
**MAJOR SITE PLAN REVIEW**  
**iFly, 930 PROVIDENCE HIGHWAY**

**GUESTS:**

Attorney Kevin Hampe

Applicant's Representative

Due to the absence of two Planning Board members, Attorney Hampe requested a continuance to a future meeting.

7. **PUBLIC MEETING**  
**SCOPING SESSION**  
**45, 75, AND 125 STERGIS WAY, NORBLOM**

**GUESTS:**

Attorney Kevin Hampe

Applicant's Representative

Due to the absence of two Planning Board members, Attorney Hampe requested a continuance to a future meeting.

8. **OLD BUSINESS/NEW BUSINESS**

a. **Public Safety Buildings:** Mr. Podolski noted that the public safety buildings plans are behind schedule, and he is awaiting an updated timetable. He also noted the building would not be ready for the scheduled Ribbon Cutting Ceremony.

b. **Town Green Working Group:** Ms. Porter reported that the Town Green Working Group will meet with the consultant/design firm on February 23, 2023.

9. **PUBLIC COMMENT**

**Richard Irving, 235 Common Street**, acknowledged the Chair’s earlier remarks about Attorney Eichman’s work on the aquifer overlay district research. He also brought additional supporting documents. **The Chair** thanked Mr. Irving for the documents and agreed to forward to Attorney Eichman.

**Rita May Cushman, 121 Garfield Road**, thanked the Board for installing speakers in the meeting room.

10. **LEGACY BOULEVARD TRANSPORTATION STUDY UPDATE**

**GUESTS:**

Jeffrey Bandini

McMahon Associates

Mr. Bandini reviewed the scope of work for the Legacy Boulevard traffic study. The goal is to study and analyze existing conditions and propose ways to expand capacity, increase pedestrian safety, integrate transit, and determine who would be responsible for the improvements on the privately-owned section of roadway. The stakeholders are in the process of reviewing and potentially approving the contract.

The Board reviewed the scope of work. **Ms. Porter** recommended the addition of a local roundabout because a multi-use development was recently approved on the site. She also suggested looking at alternative funding sources and recommended using the words “complete streets” whenever possible. She recommended including pedestrian traffic to the train station in the data and traffic circulation in select areas.

The Chair reiterated that Legacy Boulevard has capacity and safety issues. The stakeholders are obligated to help with funding the study and/or the improvements should they need to make any future requests from the Planning Board.

11. **NEXT MEETING**

The next Planning Board meeting was scheduled for March 8, 2023, at 6:00 p.m.

12. **ADJOURNMENT**

**On a motion made by Mr. Podolski seconded by Ms. Porter, it was resolved to adjourn the meeting at 6:45 p.m. Motion carried unanimously.**