

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.



Dedham Town Hall
450 Washington Street
Dedham, MA 02026
Phone 781-751-9242

Planning Director
Jeremy Rosenberger

Economic Development Planner
Jayson Schultz

Senior Planner
Michelle Tinger

Office Manager
Kelli Leahy

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

**MINUTES OF THE PLANNING BOARD MEETING
ROOM 304, THIRD FLOOR
MARCH 8 2023, 6:00 P.M.**

BOARD MEMBERS:

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

PLANNING DEPARTMENT STAFF:

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

1. CALL TO ORDER

Chairman Bethoney called meeting to order at 6:08 p.m.

2. PUBLIC COMMENT

James MacDonald, Select Board Chair:

Chair MacDonald thanked the Board and Planning staff for all their recent efforts and hard work on Article 14, the Multi-Family Housing Overlay District (MFHOD) zoning amendment, and outdoor dining regulations. The presentations and related documentation were succinct, questions were answered clearly, which helped the general public understand the intricacies of the Planning Board's role, work, and responsibilities.

Chair MacDonald noted, the Select Board typically does not take a position on zoning articles; however, Chair MacDonald and the Select Board were impressed by the extensive documentation prepared and presented for Article 14. As a result, the Select Board voted to support the Planning Board.

Lastly, he thanked the Chair from representing the Board at the recent Town Summit.

Richard Irving, 235 Commons Street

Mr. Irving thanked the Planning Board for their work and inquired if there was any update on the information he requested concerning the Aquifer Protection Overlay District (APOD).

Chairman Bethoney responded that the Planning Board forwarded the information from the 1997 Planning Board meetings to Town Counsel. Attorneys Eichman and Goldberg of KP Law are investigating whether proper procedures were followed.

3. REVIEW AND APPROVAL OF PREVIOUS MINUTES

On a motion made by Vice Chair Podolski, seconded by Member Porter, it was voted to table the review and approval of the previous meeting minutes to the end of the current meeting. Motion carried unanimously.

4. SPRING TOWN MEETING PLANNING BOARD LETTER

On a motion made by Member Porter, seconded by Vice Chair Podolski, it was voted to table the Spring Town Meeting Planning Board letter to a future meeting. Motion carried unanimously.

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

GUEST:

Alecia Pierce

Director of Facilities and Real Estate, ARL

At the previous Planning Board meeting, the Applicant was directed to meet with concerned community members to ensure compliance with the site plan of record, and to ensure that the interior and exterior lighting are appropriately adjusted. Ms. Pierce confirmed that she has met with the neighbors to address their concerns. The interior lighting sensors were recently inspected and reprogrammed by the contractor to ensure that the lights will turn off at the appropriate time.

The Chair opened the floor to public comment.

Virginia Imbaro, 235 Pine Street, noted that the tree cover facing her property is insufficient because the cars in the parking lot shine their headlights directly into her living room. She was unable to participate in the public process in 2022, as she was caring for her ailing husband who has since passed away.

The Board noted that there is some landscaping shielding Ms. Imbaro's property. Due to a nearby swale, the slope of the area, and the storm water management plan, large trees cannot be supported; however, the landscaping that is currently in place will grow and block additional light.

The Board suggested installing a screen or fence that could block some of the vehicle lighting. The Board also noted that Ms. Imbaro requests for landscaping funding assistance would have been approved had she been able to participate in the original hearing. They suggested that the Applicant develop a landscaping plan, consider the installation of an additional fence or screen, or provide Ms. Imbaro with some funding to address the issues concerning her property. Ms. Pierce noted that she is not authorized to agree to that condition until she speaks to the President of the Animal Rescue League.

Stephanie Carter, 225 Pine Street questioned whether a fence would adequately block light. She noted that there has been an improvement with the lighting. While the outdoor lighting turns off at 9:00 p.m., the interior lighting has been inconsistent.

Ann Frasca, 22 Aspen Court alleged that some trees died and were removed but have not been replaced.

Ms. Pierce responded that all dead trees have been removed and replaced.

On a motion made by Member McGrail, seconded by Member Porter, it was voted to issue a Certificate of Compliance to Animal Rescue League, 184, 220, and 274 Pine Street, and 70 Jenney Lane, subject to proof that the landscaping is thriving by June 30, 2023; subject to a mutually agreed upon solution regarding the light shining on 235 Pine Street; and subject to the condition that the interior lighting is in compliance with the existing Certificate of Action. Vice Chair Podolski abstained from voting. Motion carried.

**6. PUBLIC MEETING
MINOR SITE PLAN REVIEW (MODIFICATION), 530 PROVIDENCE HIGHWAY, FRANK GOBBI**

GUEST:

Peter A. Zahka, Esq. Applicant's Representative

Attorney Zahka presented a summary of the proposed project, which included a 288 square foot fenced outdoor animal space at 530 Providence Highway. The Applicant previously appeared before the Zoning Board of Appeals and was granted approval for a dog daycare; however, the proposed outdoor fenced-in area represents a change to the original site plan.

Attorney Zahka requested that the Planning Board consider this change an insignificant modification and waiver the peer review and abutter notification requirements.

At the Board's request, Mr. Rosenberger confirmed that the Zoning Board of Appeals was made aware of the intention of the kennel to provide a small outdoor recreation area for the dogs.

On motion made by Vice Chair Podolski, seconded by Member Porter, it was voted that the Board determined that the proposed site plan changes to 530 Providence Highway constituted insignificant modifications, and thereby did not require peer review or notice to abutters. Motion carried unanimously.

On a motion made by Vice Chair Podolski, seconded by Member Porter, it was voted to approve the site plans as modified for 530 Providence Highway. Motion carried unanimously.

**7. PUBLIC MEETING
REVIEW AND APPROVAL OF REVISED CERTIFICATE OF ACTION (PHASE ONE)
300 PROVIDENCE HIGHWAY, TOTAL WINE & MORE**

GUEST:

Paul Beaulieu Main Street Architects

This project went before the Design Review Advisory Board, and pedestrian safety is a concern that was noted by Members. They hoped that the Planning Board would exercise their authority to ensure pedestrian safety improvements be made.

Mr. Rosenberger noted that a resident recently emailed the Planning Department with concerns regarding pedestrian circulation around the northern section of the property and access to the property from the bus stop. Pedestrians will now have to walk around the entire site to gain access to the other stores and the four-way intersection. **Chair Bethoney** requested that Ms. Burke and Mr. Beaulieu investigate how/if pedestrian safety in this area can be improved as part of the Phase Two and Three plans. Mr. Beaulieu will investigate and include other areas in the parking lot identified by Member Porter as a concern that was outside the original proposed area.

Mr. Rosenberger further commented that the property owner's representative has confirmed that pedestrian safety is a priority and part of a larger improvement plan for the entire site. Lighting and landscaping improvements are also a priority. The property owners are actively looking into these improvements.

The Town Bylaw requires that for projects such as this, the entire site plan be reviewed and considered by Members. **Chair Bethoney** confirmed with Mr. Beaulieu and Ms. Burke that they are only seeking feedback from the Board for the portions of the site being modified. He advised Mr. Beaulieu and Ms. Burke to seek an additional waiver from this bylaw and asked that the Board focus only on the locus of work.

On a motion made by Vice Chair Podolski, seconded by Member McGrail, it was voted to approve the waivers for the following abutter notification, the two parking waivers, and a waiver requesting that only the locus of work be included in the site plan review. Motion carried unanimously.

9. **CONTINUATION OF PUBLIC HEARING**
359 WASHINGTON STREET, HUB DEVELOPMENT LLC, SPECIAL PERMIT FOR MIXED USE DEVELOPMENT/MAJOR SITE PLAN REVIEW

On a motion made by Vice Chair Podolski, seconded by Member Porter, it was voted to issue a continuance regarding 359 Washington Street, as per the Applicant's request, to April 26, 2023, at 7:00 p.m. Motion carried.

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

GUESTS:

Attorney Kevin F. Hampe
Jeffery Bandini
Mike Sinesi

Applicant's Representative
Peer Reviewer, McMahan and Associates
Peer Reviewer, DSK Architects

Attorney Hampe noted that the Applicants are unable to attend the meeting. He added that the proposed project had undergone a site plan peer review, and the Applicant addressed many of the reviewer's concerns.

Mr. Bandini conducted the peer review. The concerns raised in the review were addressed by the Applicant; however, he still requires additional clarifying information, which he anticipated would

be received by the next submission. The concerns included confirmation that a parking waiver was requested, two angled parking stalls, electrical vehicle charging stations, and confirmation of the dimensions of the apparatus used on the circulation diagram for heavy vehicles. It was also noted that the plan is stamped by a professional engineer.

The Board inquired about soundproofing, and Attorney Hampe responded that the design of the mechanical systems ensures that sound would not be heard outside of the building.

Mr. Sinesi conducted the architectural peer review. The original rendering was grey and monolithic, and he encouraged aesthetic improvements. He recommended that the street sign be grounded and reduced in size. The Board questioned whether the street sign was necessary, expressed their support for the building's use, and recommended aesthetic and design improvements to the building's exterior.

Chair Bethoney inquired whether the landscaping included on the renderings is what should be expected on opening day. He advised that if any landscaping changes are to be made, that must be specified. The Board asked questions regarding parking spaces and parking lot circulation. It was confirmed that the abutters were informed of the proposed use.

The Chair thanked Attorney Hampe and advised him to ensure that the Applicant is present for the next meeting.

11. **PUBLIC MEETING**
SCOPING SESSION
110 AND 125 STERGIS WAY, NORDBLOM COMPANY

GUESTS:

Attorney Kevin F. Hampe	Applicant's Representative
John Ryan	Stantec
Todd Freemont Smith	Nordblom
Todd Nordblom	Nordblom

The Applicant proposed building a 150-unit, four-story residential building with underground parking at the end of Stergis Way, bordering Wigwam Pond. The property is composed of three contiguous lots containing 5.72 acres, which will be combined into two lots for the project. The adjacent office building at 45 Stergis Way will be used to meet the 10% non-residential requirement for a mixed-use building.

The proposal encompasses 45, 75, and 125 Stergis Way. A height waiver of 55.3 feet will be requested. The Applicant presented the existing conditions of the site and surrounding area. The Applicant intends to continue to work on traffic issues in Dedham and noted that they have met with the Wigwam Pond study consultant team.

Member Porter suggested adding sustainable infrastructure, such as individual meters for units, bicycle racks, and EV chargers. The Chair discussed the architectural renderings and cautioned the Applicant that the building design will need some refinement. The Chair advised the Applicant to encourage other Legacy Boulevard stakeholders to participate in the roadway improvement project.

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

On a motion made by Member O'Brien, seconded by Member McGrail, it was resolved to table review and approval of the previous meeting minutes to a future meeting. Motion carried unanimously.

13. **NEXT MEETING**

The next meeting of the Planning Board is scheduled for March 22, 2023.

14. **ADJOURNMENT**

On a motion made by Member McGrail, seconded by Member Porter, it was resolved to adjourn the meeting at 9:16 p.m. Motion carried unanimously.