

John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice Chair
Robert D. Aldous, Clerk
Ralph I. Steeves
James E. O'Brien IV

Richard J. McCarthy, Jr.
Planning Director
rmccarthy@dedham-ma.gov



Dedham Town Hall
26 Bryant Street
Dedham, MA 02026-4458
Phone 781-751-9240
Fax 781-751-9224

Susan Webster
Administrative Assistant
swebster@dedham-ma.gov

TOWN OF DEDHAM
PLANNING BOARD MEETING MINUTES
Thursday, June 11, 2015, 7 p.m., Lower Conference Room



Present: John R. Bethoney, Chair
Michael A. Podolski, Esq., Vice Chair
Robert D. Aldous, Clerk
Ralph I. Steeves
James E. O'Brien IV
Richard J. McCarthy, Jr., Planning Director

Mr. Podolski called the meeting to order at 7:05 p.m. The Pledge of Allegiance was recited. Plans, documents, studies, etc., referred to are incorporated as part of the public record, and are on file in the Planning/Zoning Office. The dictation for this meeting was lost due to a virus on Mrs. Webster's computer. These minutes are transcribed using her notes.

Applicant: Dunkin Donuts
Project Address: 36 Sawmill Lane, Dedham, MA
Case #: **SITE-02-14-1791**
Zoning District: General Business
Representative(s):

- Peter A. Zahka II, Esq., 12 School Street, Dedham, MA
- Kenneth Cram, P.E., Director of Traffic Engineering, Bayside Engineering, 600 Unicorn Park Drive, Woburn, MA 01801
- Matthew Smith, Project Engineer, Norwood Engineering Co., Inc., 1410 Boston Providence Hwy # 202, Norwood, MA 02062
- Chris Dacosta, owner, Legacy Donuts

Town Consultant: Steven Findlen, McMahon Associates

Prior to the beginning of the meeting, Mr. Podolski stated that Mr. Bethoney would be recusing himself from this meeting, as the agency at which he works has a professional relationship with the owner of the property, Renato Reda. He was not in the building during this meeting, and therefore did not participate in any part of this meeting or consideration of the proposal. Mr. Podolski assumed the chair.

Start 7:06 p.m. Instructions were given to the audience regarding Public Meetings and how to make comments during the meeting. The ZBA has approved the site for Dunkin Donuts and a drive-thru. The Planning Board controls traffic, parking, etc. The project is considered a minor site plan since it is under 5,000 square feet. A common victualler license will be obtained from the Board of Selectmen. Abutters within 300 feet, obtained from the ZBA hearing, were notified of this meeting; this is beyond what the bylaw requires.

Existing and proposed conditions were explained. The lot is 10,728 square feet with 78 feet of frontage on Sawmill Lane and 388 feet on Milton Street. Driveways are on either side of the building, and one abuts 30 Milton Street, also owned by Mr. Reda; the access agreement recorded at the Registry of Deeds allows travel onto that site. There is a 12,000 square foot office building on 30 Milton Street with a drive-thru behind it. A curb cut on the left side of the proposed Dunkin Donuts was eliminated by the ZBA decision. Various issues, i.e., line of sight, shared parking, stacking in the drive-thru, and exits were reviewed in detail.

Landscaping will go from 9.1% to 16.1%. They provided a 5 foot landscape buffer around the perimeter. The ZBA decision allowed for two more signs, although the off-premises sign, "Welcome to East Dedham" is not business related. The existing free-standing sign in front of the building was removed. Stormwater and drainage were upgraded. An existing pipe from the site to Mother Brook will be eliminated, and a catch basin installed. A full Notice of Intent was filed with the Conservation Commission, meetings held, and an Order of Conditions issued. The Fire Department reviewed the project for turning radii. Issues regarding the two handicapped spaces were resolved, and all existing spaces are up to code. Site circulation and internal circulation have been resolved. DRAB reviewed architectural design, landscaping, and signage. The applicant will return to them for further review.

Mr. Findlen, who was hired by the Planning Board at the expense of the Applicant, did a full site plan review with the goal to make the plan safer and better. He explained the chronology to date. Of the 22 issues found, only 8 remain open: traffic volume, trip generation, safety and crash data, pavement markings, queuing, fire truck issues, trash pickup/snow storage, and site lighting. A one-way queue line is sufficient, and there should be no exit to Milton Street from the drive-thru lane. There will be handicapped spaces on Milton Street and Sawmill Lane; this meets the code, but Mr. Podolski suggested adding another one.

Traffic was discussed in detail, as were locations of the drive-thru. A traffic report was done of streets not normally included within the locus from 7-9 a.m. and 4-6 p.m. on a Saturday in during a peak period in November 2014 were slightly below average, and will be updated. Mr. Cram explained how traffic counts are performed. He said that the volume is not high enough to warrant a traffic signal at Walnut Street.

Ken Gilchrist, 307 Colburn Street, made suggestions about egress, and asked the hours that deliveries will be made. No deliveries will occur during business hours, but will be 11 p.m. to 5 a.m. This will be a condition and will be monitored. Steve Heaslip, 82 Whitehall Street, was in favor of the proposal, saying it will beautify an abandoned property that is an eyesore. Steve Davey, 31 Lewis Lane, asked the Board for a good faith agreement that the "Welcome to East Dedham" sign would be put up. Peter Galbraith, 7 South Stone Mill Drive, suggested that the Planning Board make a decision on whether to activate a light at Walnut Street. Charlie Kreuger, 11 Stafford Street, said that this is a good opportunity to reconstruct East Dedham Square for traffic improvements. Bill Brobst, 28 Myrtle Street, suggested marking the lanes for left turns. He said it is hard to see traffic coming from the Square lights. Donald Reisner, 31 Cass Avenue, said the ZBA should not have cut off the Sawmill exit. Getting out onto Milton Street is nearly impossible. He suggested opening Sawmill Lane with no left turn onto Milton Street. He was against a drive-thru. Eric Fay, 85 Emmett Avenue, was against another Dunkin Donuts, and was concerned about safety for his children with traffic coming out of Sawmill Lane. He suggested reconfiguring the parking lot. Carey Reid, 65 Emmett Road, said this is a huge impact on the residents. The site is very flawed and needs major site review. Amy Roberts, 8 Stormy Hill, agreed with him, and said it is unsafe for walkers.

The Board continued this project to a later date. End 8:56 p.m.

Applicant: PLC Realty Trust
Project Address: 94 Border Street, Dedham, MA
Case #: ANR-05-15-1967
Zoning District: General Residence
Representative(s): Nick Facendola, P.E., Level Design Group, LLC, 249 South Street, Unit 1, Plainville, Massachusetts 02762

Mr. Bethoney joined the Board at 8:56 p.m. Two ANR lots and a parcel were created in the past. Applicant now wants to take a four-foot wide parcel and spread it between the two lots, increasing the frontage to 57.5 feet. Mr. Podolski moved to approve as presented, seconded by Mr. Steeves, voted unanimously 5-0. End 9:03 p.m. The Mylar and the plans were signed.

Applicant: Animal Rescue League
Project Address: 238 Pine Street, Dedham, MA
Case #: SITE-06-10-1233
Zoning District: SRA
Representative(s): Bob Williams, ARL
Kenneth Knowles, P.E., Eaglebrook Engineering & Survey, LLC, 492 Maple Street, Suite 304, Danvers, MA 01923

Start 9:03 p.m. The applicant is seeking a determination that peer review is not required for renovation of the Animal Rescue League in Dedham. There will be no change in use, services, demand, employees, or animals. The kennels in back will be moved to the addition. They are going before the Conservation Commission for a stormwater permit. Mr. Williams said the previous renovation was poorly designed, and they want to correct it with an additional 1,877 square feet. There will be no increase in the number of parking spaces. Mr. Podolski moved to waive the peer review, seconded by Mr. Steeves, voted unanimously 5-0. End 9:10 p.m.

Applicant: M.S. Walker, Inc.
Project Address: 100-112 Meadow Road, Dedham, MA
Case #: SITE-01-15-1935
Zoning District: Limited Manufacturing A
Representative(s):

- Peter A. Zahka II, Esq., 12 School Street, Dedham, MA
- Scott Allen, Vice President and General Manager, M.S. Walker, Inc., 20 Third Avenue, Somerville, MA 02143

Start 9:10 p.m. Dictation for this meeting was lost due to a virus. A draft Certificate of Action was presented, including a materials list and incorporation of DRAB's request for additional plantings; 13 shade trees have been added. The Director of Finance was in general agreement with the fiscal impact. A resident again was unhappy with the addition of trucks, but Mr. Bethoney said the number is far less than other businesses that could go there. Mr. Allen is hoping to be operational by the end of 2016, but worse case is the first quarter of 2017.

Mr. Podolski moved to accept and approve the decision as amended, seconded by Mr. Aldous, voted unanimously 5-0. Mr. Podolski moved to approve the waivers as presented on page 14, seconded by Mr. Aldous, voted unanimously 5-0. Mr. Podolski moved to approve a Special Permit for the fence as noted on page 14, seconded by Mr. Steeves, voted unanimously 5-0. End 9:34 p.m.

Applicant: Tesla Sales and Service
Project Address: 840 Providence Highway, Dedham, MA
Property Owner: Owen Motors, Inc.
Property Owner Address: 840 Providence Highway, Dedham, MA
Case #: **SITE-02-15-1921**
Zoning District: Highway Business
Representative(s):

- Kevin F. Hampe, Esq., 411 Washington Street, Dedham, MA
- Brian Dunn, MBL Land Development, 480 Turnpike Street, South Easton, MA 02375

Town Consultant: Steven Findlen, McMahon Associates

Start 9:34 p.m. The parking spaces in the rear now comply with the ZBL. A flagpole was added to the northeast corner by the building. DRAB recommended plants that would survive plowing and salt along Providence Highway. More plants have been added to the Sumer Shade side, and more islands have been added up front. Yews and pachysandra have been removed. Truck turning templates have been updated for delivery, garbage, and fire apparatus. They are removing and replacing the old light poles. Mr. Findlen said all issues have been addressed.

Mr. Podolski moved to approve the site Special Permit as amended, seconded by Mr. Steeves, voted unanimously 5-0. Mr. Podolski moved to approve the waivers for 4.13% landscaping instead of 15% and no landscaping within 20 feet of the front setback line. Mr. Steeves seconded the motion, voted unanimously 5-0. End 9:46 p.m.

Old/New Business

Review of Minutes

- November 13, 2014: Page 8, change Mr. Aldous' motion to read "to release." Mr. Podolski moved to approve as amended, seconded by Mr. Steeves, voted unanimously, 5-0.
- January 22, 2014: Mr. Aldous made a motion to approve as presented, seconded by Mr. Steeves, voted unanimously 5-0.

Mr. Podolski moved to adjourn, seconded by Mr. O'Brien, voted unanimously. End 9:56 p.m.

Respectfully submitted,


Robert D. Aldous, Clerk