

PLANNING BOARD

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



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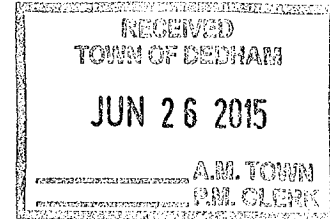
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**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**

**PLANNING BOARD MEETING MINUTES
Lower Conference Room, Town Office Building
Thursday, March 13, 2014**

2015 JUN 26 AM 11:06

Present: Michael A. Podolski, Esq., Chairman
John R. Bethoney, Vice Chairman
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 7:09 p.m. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office.

Due to a virus in Ms. Webster's computer, the recording of this evening's meetings could not be heard. These minutes are based on notes taken at the meeting.

Applicant:	Town of Dedham
Project Address:	Ames Schoolhouse, 450 Washington Street SCOPING SESSION
Zoning District:	Central Business, 108/107
Representative(s):	Michael Butler, Selectman Bill Gisness, SG & A, 200 High Street, Boston, MA Mike Tulipani, SG & A, 200 High Street, Boston, MA Drayton Patriota, SG & A, 200 High Street, Boston, MA

Mr. Butler explained that the cost estimates will be available in about two weeks, at which time the site plan review process will commence.

Mr. Gisness showed the existing conditions site plan, which includes the Town Hall, the Fire Department, the Police Department, and the Senior Center. The parking at 450 Washington Street is odd, so parking will be done as a complex, rather than individually. The proposal is for 191 spaces with 70 spaces open to the public.

Fire Department: The proposal is for the addition of two bays, administrative offices, and an extension. The Fire Department needs 15 spaces, but 15-18 during shift changes. The existing building would be kept, but there would be an addition to it.

Police Department: The Town Hall would become the police station. The proposal is for a shooting range in the basement and a sally port. There would need to be 34 parking spaces and security via controlled access on Union Street. There would be parking in the front of the building, and the building would be open to the public. When there is a shift change, more parking spaces are necessary. The police station needs approximately 21,000 square feet, and the addition would be approximately 3,000 square feet. This meets the needs of the Police Department.

Town Hall: The Town Hall would require 60 spaces (40 for the Town Hall employees and 20 for the Senior Center).

Per the Zoning Bylaw, the property is in the Central Business zoning district. The complex will meet all requirements of the bylaw, including landscaping. The issue is the parking spaces. The requirement is for 297 spaces for the uses, but there are only 191 spaces. There is street parking and the municipal lot, however. If the uses are shifted, there are no changes in the requirements.

Mr. Butler explained the priority for the changes. The Police will move to Town Hall, followed by the Senior Center and Town Hall. Depending on the cost, the Fire Department would follow. If Town Meeting approves the article, it will be four to five years before completion. The Senior Center will have 16,000 square feet, with administration in front and the rest of the center on the ground floor.

Mr. McCarthy presented an analysis of the site proposal and the parking. There is a missing piece: public assembly space at the Ames Schoolhouse. There is space for office use, and some flexible space with no fixed seating. Parking spaces will be more intense because of that, and the overall number will go up. As the proposal progresses, the design detail will be shown. There may be more construction, waiver requests, and grading, as the property is not flat. No matter what is done, there will not be enough parking per the Zoning Bylaw. Mr. Podolski suggested cutting off Union Place for the police spaces. Mr. Butler said it is important to understand the Police Department's needs for secure parking. They are researching other communities for ideas. Mr. Gisness estimated that there would be a need for over 300 spaces. The proposal gives 82 public parking spaces. They will need to recalculate the numbers because there will be assembly uses. He said that parking is sufficient if it is shared. Mr. Butler asked the Board to picture what is there now, and add 82 spaces.

Mr. Aldous asked why they are restricting the entrance off Union Place. Mr. Gisness said this was a request by Police Chief Michael D'Entremont for public safety. He wants the spaces

around the station. This will require study. He said that if there is a disruption, the police need a controlled area, and want to keep the public from going through Union Street. Mr. Podolski said that they can secure it during a crisis, not 24/7. Mr. O'Brien said that Union Place is a straight shot for the Fire Department to get to Route One. He asked if they would want to have that as a way to get there. Mr. Gisness said that there would be controlled entry on Union Place. Acting Fire Chief William Spillane said their normal response is to go down Bryant Street. They do use Union Place to avoid lights and traffic, and this gives them a more direct route. The back of the Fire Station is for storage: low use vehicles, i.e., a boat and the brush truck. There is no response coming from that direction.

Mr. Bethoney said his major concerns are:

1. Radius issues. The entire site is very tight.
2. If someone wanted to use the Bryant Street spaces, would they need to use the opposite way to get in.
3. How many square feet will the Town Hall section be. Mr. Gisness said 34,000-35,000 square feet.

Mr. Bethoney said that the Fire Department will be 22,000 square feet. If the bylaw is followed for uses and sizes, 297 spaces are required. The plan says 274. There currently 191 spaces. Mr. Bethoney asked if that was sufficient, and Mr. Gisness said they think it will work.

Mr. Steeves said the site is not very large, and it is way too tight. He understood the need for the parking spaces. He asked how the Police get out. In summary, he said the site does not work and requires more planning. Mr. Gisness said there are no compact or handicapped spaces on the plans yet. The aisle width will be 24 feet.

Audience

David Gilmore, 66 Church Street, said he has been in real estate for 25 years and plans things of this nature. Shared parking is commonly used. He said this is the right approach. Mr. Podolski said the Board is familiar with shared parking, and this will be discussed as the project is more deeply examined. Mr. Gilmore said it is rare to have this large a site in a town center. The parking resource is phenomenal as it stands, and can be adjusted in the future as necessary. Parking usage is going down. Given the grade issues, he thought there was a reasonable option for a simple parking deck to be added to make use of the grade.

W. Shaw McDermott, 580 Bridge Street, said that this was studied as part of the Master Plan Implementation report on gateways into Dedham and how to amplify the opportunity for commercial development in Dedham Square. He said this is a gold opportunity to unlock commercial development in the Square, as well as in the Keystone parking lot.

This scoping session ended at 7:42 p.m.

Applicant:	T-Mobile Northeast, LLC
Project Address:	123 High Street, Dedham, MA
Property Owner:	Town of Dedham
Property Owner Address:	26 Bryant Street, Dedham, MA
Case #:	SITE-01-14-1785
Zoning District:	General Residence, 96/112
Representative(s):	Martin Cohen, Esq., T-Mobile Northeast, LLC, 15 Commerce Way, Suite B, Norton, MA 02766
Town Consultant:	Steven C. Findlen, McMahon Associates, Inc., 300 Myles Standish Boulevard, Suite 201, Taunton, MA 02780

Mr. Cohen gave the background of the property. T-Mobile had recently executed a lease with the Town for the old Avery School to place wireless equipment on the site. The original concept was for a flagpole to house the antennas, but they needed air circulation, so this was not feasible. He noted the chimney, and asked if it could be extended with another section on top. The brick would be painted to match the existing brick, and the antennas would be painted red. They planned to have a cable coming down to equipment cabinets on the ground on the side of Chauncey Street, but he was asked to move this to the back of the building. There would be a fenced area around the equipment. It would not be seen from the front of the building due to grade. He asked for clarification on the grounding wire.

Mr. Aldous stated that he wants this site to be very safe. Antennas attract lightning, and if hit, the whole building would be lost because it is old and wooden. T-Mobile would be responsible for this. He stated that the wire should be nothing under Aught 2 or .02.

Mr. Podolski thought this was a perfect solution. Mr. O'Brien asked if there had been any static from the neighborhood. Mr. Cohen stated that Stephen Davey opposed the application at the Zoning Board of Appeals hearing.

Mr. Bethoney made a motion to approve the application as presented with the stipulation that the grounding wire be changed to Aught 2. Mr. Aldous seconded the motion. The vote of the Board was unanimous at 5-0. Mr. Steeves cautioned Mr. Cohen to perfectly match the color to the chimney. Mr. Aldous asked who the bond company was. Mr. Cohen did not know, but will find out and contact Mr. McCarthy with the name. This meeting ended at 7:52 p.m.

Applicant:	Rebecca Gates d/b/a Purple Door Catering
Project Address:	360 Washington Street, Dedham, MA SCOPING SESSION
Property Owner:	354-360 Washington Street, LLC
Property Owner Address:	8 Crescent Hill, Wakefield, MA 01880
Case #:	SITE-02-14-1806
Zoning District:	Central Business, 92/64
Representative(s):	Mollie Moran, AIA, 18 School Street, Dedham, MA Becca Gates, 35 Goshen Road, Dedham, MA

Ms. Moran presented a handout to the Board. The building appears to be a continuation of the Dedham Square façades, but it is not part of it. It is more part of the fabric of the Square. The Applicant would like to develop the front space of the building by changing the façade for handicapped access, adding landscaping, and adding outdoor seating. The building has been empty for eight to ten years. Her business, a tea café with some takeout, will have approximately 26 seats plus 8 others in two rooms. This would be a good place for attorneys to meet at lunch to discuss cases. It would also be good for baby showers, etc. Every night, there would be one take out dinner available.

Parking would be an issue. There is a Zoning Board of Appeals decision from years ago that relates to the entire building. There are eight spaces on site, which is all that the ZBA required, and 17 spaces off-site, and these are required for five years. There would be no requirement to replace spaces. The old parking space dimensions are 10' x 20'. The dumpster would be eliminated and replaced with landscaping. Although it is not a destination, it will feed on people shopping, going to Town Hall, going to the movies, and the neighborhood itself. There will be nothing on the second floor. There will be 1,800 square feet available, and the hours would be 8 a.m. to 6 p.m. Ms. Gates formerly worked out of the Courtside Café, where she prepared one meal a night for takeout. Unfortunately, she lost use of the kitchen when the owner said he was considering selling the business. Her goal is to offer a healthy breakfast, lunch, or dinner. She will offer vegan, gluten-free, and lactose-free meals. She makes all her own pastas, scones, and pastries.

Mr. Steeves said he would love to see something in the building, as it has been vacant too long. He felt that it was a nice concept for the town. There is currently no kitchen, so Ms. Gates said she will be launching a campaign for funding, although she has some backers. Mr. Bethoney said the Board would see her when she was ready to file. The meeting ended at 8:03 p.m.

Applicant:	Nicholas Cushman
Project Address:	60-70 Milton Street, Dedham, MA
Property Owner:	Allan Praught
Property Owner Address:	80 Spring Street, West Roxbury, MA
Case #:	SITE-02-14-1797
Zoning District:	LMA, 113/37
Representative(s):	Nicholas Cushman Joseph Bognanno, Esq., 233 Washington Street, Canton, MA

Mr. Podolski said that the Board now has more information, including a letter from Peter A. Zahka II, Esq., outlining the concept for Mr. Cushman, and a letter from Joseph Bognanno, Esq., the attorney for Cadre Ideal, LLC elder care.

Mr. Bognanno stated that Cadre Ideal would allow caretakers to continue working while knowing their relatives are in a safe environment. It allows the elderly to continue to remain in the community for a longer period of time. It would be staffed primarily with social workers, and there would be five employees. MassHealth determines transportation guidelines, i.e., provide transportation or subcontract this out. The proposed owners feel that subcontracting is better. Mr. Podolski said this would be a condition of any decision.

With regard to parking, Mr. Bognanno said there would be no overnight or other parking. This will be made a condition as well. The hours of operation would be 8 a.m. to 4 p.m., but the staff would be present until 6 p.m. or 7 p.m. for clean-up. Mr. Bognanno suggested that the approval only run with the client. He also said that if the staff increases from five, he would return to the Planning Board for approval. He said he would accept other conditions and a review after one year. Mr. Podolski said it may be earlier, depending on if there is a problem.

Mr. Steeves asked where the drop-off point would be. Mr. Bognanno said it would be on the sidewalk unless this was not feasible. There is space in back to drop clients off. Mr. Podolski suggested that transportation vehicles pull into the mouth of the driveway for drop offs. He also said that if someone needs to park for more than drop off, the spaces further up Milton Street should be used. The front should be used only for dropping off. The Board felt that this was a great concept.

With regard to Mr. Cushman's proposal, he would occupy space in the area below Cadre Ideal in the back. He would not store equipment. His employees usually park at Westinghouse Plaza, and are picked up to go to the job site. He said he would take care of plowing, landscaping, and salting the premises.

Mr. Aldous made a motion to approve the minor site plan with the following conditions:

1. The approval is for Cadre Ideal, LLC, only. Any change, alteration, or expansion of the business will require Planning Board review.
2. If Cadre Ideal, LLC, vacates the premises, this approval becomes null and void.
3. The Board will review the site again in one year.

Mr. Steeves seconded the motion. The vote was unanimous at 5-0.

Mr. Steeves then made a motion to waive the parking requirements for Nicholas Cushman's business on the lower level, subject to an agreed upon Certificate of Action. Mr. Aldous seconded the motion. The vote was unanimous at 5-0. This meeting ended at 8:19 p.m.

Mr. McCarthy announced that the next applicant, Greater Boston Musculoskeletal Center, 40 Allied Drive, would not be coming in this evening.

Old/New Business

- Mr. Aldous asked Mr. McCarthy to explain the Clear Path Plan, which he did.
- Mr. O'Brien said that he received a letter from a neighbor who does not want Artis Senior Living to be built at 255 West Street. He forwarded the letter to Paul Reynolds, Board of Selectmen, who then e-mailed it to Mr. McCarthy. Mr. O'Brien wanted this given to the Board. Mr. McCarthy will print this out.

Review of Minutes

May 24, 2012: Eliminate the sentence containing "a written disclosure..." There is already a written disclosure on file for Mr. Steeves regarding Mr. Raftery's projects. Mr. Bethoney made a motion to approve the minutes as amended, seconded by Mr. Steeves. The vote was 4-0, with Mr. Bethoney recusing himself from the meeting.

June 28, 2012: Mr. Bethoney made a motion to approve the minutes as presented, seconded by Mr. Steeves. The vote was unanimous at 5-0.

July 26, 2012: Mr. McCarthy told the Board that David Spiegel, Dedham Real Estate Development, LLC, has filed with the Conservation Commission for a 10,000 square foot pad on the TGI Friday's site. He would fill in the wetlands and then replicate them elsewhere. The access road would be eliminated. Mr. Bethoney said that all the landscaping at Rudy's Express gas station, 31 Eastern Avenue, is dead, and everything is noncompliant. He wanted Mr. McCarthy to look at it for site compliance. Mr. Steeves made a motion to approve the minutes as presented, seconded by Mr. Aldous. The vote was unanimous at 5-0.

January 23, 2014: Mr. McCarthy gave an update on RK Associates, 456 Providence Highway. Mr. Bethoney made a motion to approve the minutes as presented, seconded by Mr. Steeves. The vote was unanimous at 5-0.

Mr. Bethoney made a motion to adjourn, seconded by Mr. Steeves. The vote was unanimous at 5-0. The meeting ended at 8:39 p.m.

Respectfully submitted



Robert D. Aldous, Clerk
Town of Dedham Planning Board

/snw