

PLANNING BOARD

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



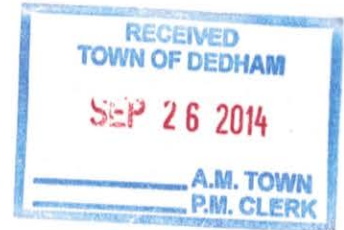
Dedham Town Hall
26 Bryant Street
Dedham, MA 02026
Phone 781-751-9242
Fax 781-751-9225

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

Administrative Assistant
Susan Webster
swebster@dedham-ma.gov

**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**

**PLANNING BOARD MEETING MINUTES
Lower Conference Room, Town Office Building
Thursday, July 17, 2014, 7:00 p.m.**



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

Mr. Podolski called the meeting to order at 7:10 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. It is to be noted that Mr. Steeves arrived at the meeting at 7:28 p.m. Prior to the evening's meetings, Mr. Podolski led everyone in the Pledge of Allegiance.

Applicant:	FedCorp
Project Address:	1039 East Street, Dedham, MA
Property Owner:	The Federico Realty Trust, Joseph Federico et als, Trustee
Property Owner Address:	1039 East Street, Dedham, MA
Case #:	SITE-06-14-1854
Zoning District:	RDO
Representative(s):	Kevin F. Hampe, Esq., 411 Washington Street, Dedham, MA Alessandro Morteo, Vice President and Co-Owner, FedCorp

Prior to the beginning of this meeting, Mr. Podolski stated that Mr. Bethoney was recusing himself from this meeting. He was not present in the hearing room at any time, did not take part in any part of this meeting, and did not vote. In addition, Mr. Steeves was not present for the meeting or vote.

The Applicant is seeking site plan approval for an addition to be built at 1039 East Street. Mr. Hampe gave a brief history of the site. An amended parking plan was approved by the Board in 2012. The original plans indicated a 4,900 square foot addition. However, because of the size and location, a sprinkler would be necessary. Acting Fire Chief William Spillane said that if the building was moved 30 feet from the other building, a sprinkler would not be needed. This has been done, and the amended plan now shows a 7,000 square foot addition, which requires major site plan review. The new size does not require sprinklers, as it is under the threshold of 7,500. The addition will have one floor on a slab. A traffic study and peer review was waived by the Board on May 22, 2014. Mr. McCarthy has reviewed the application and made a site visit. He asked the Applicant to clarify details, i.e., aligning the doors, adding new pavement. He noted that equipment was in employee parking spaces, and an excavator blocked the handicapped parking. These have been moved. The striping has faded, and they will re-stripe these spaces. The requested waivers are noted on the plan; these are the same as previously.

Mr. Aldous made a motion to approve the proposed addition relocation plan dated January 20, 2014, as presented, seconded by Mr. O'Brien. The vote was unanimous at 3-0.

Applicant:	Sprint Wireless
Project Address:	55 Ariadne Road, Dedham, MA
Property Owner:	Manfeld Hotel Enterprises
Property Owner Address:	c/o Midland Hotel Corp., 1 Newbury Street, Peabody, MA 01960
Case #:	SITE-07-14-1855
Zoning District:	RDO
Representative(s):	Ignacio Formoso, Tower Resource Management, Inc., 16 Chestnut Street, Suite 220, Foxborough, MA 02035
Town Consultant	Steven Findlen, McMahon Associates

Mr. Bethoney joined the Board at 7:21 p.m. Mr. Steeves was not present for this meeting. Sprint wants to replace wireless equipment on the rooftop of Holiday Inn. The appropriate grounding was done the last time equipment was modified. Mr. Findlen performed a peer review, and found that signage needed clarification. Mr. Formoso showed a rendering of the proposed sign to Mr. Findlen and the Board. Mr. Aldous made a motion to approve the application as presented, seconded by Mr. Podolski. The vote was unanimous at 4-0.

Applicant:	Mollie Moran
Project Address:	25 Boathouse Lane, Dedham, MA
Property Owner:	Charles Korb
Property Owner Address:	c/o Dr. Donald Korb, 10 Brimmer Street, Boston, MA 02108
Case #:	SITE-07-14-1867 - SCOPING SESSION
Zoning District:	SRB
Representative(s):	Mollie Moran

Mr. Steeves arrived at the meeting at 7:28 p.m. Ms. Moran presented for a scoping session for determination of adequacy of access for a proposed house on Boathouse Lane, which is a private way. Building Commissioner Kenneth Cimeno said she should come to the Board for this, although she is not in agreement with having to come. Mr. McCarthy reviewed the definition of "street:" a way laid out by county or state, a way shown on a definitive subdivision plan approved in accordance with the Subdivision Control Law and constructed or with construction secured as provided in said Law. There is a fourth definition: a private way for which the Planning Board must determine if it has adequate access. There is an existing lot on Boathouse Lane with a dwelling unit and needs determination of adequacy.

Ms. Moran said she spoke with Building Commissioner Kenneth Cimeno twice to discuss the potential permitting that will be necessary. Mr. Cimeno's final sense to Ms. Moran in both conversations was that he felt there was adequate access, but there should be a way to turn around; currently, vehicles use William Cullinane's driveway. She said that Mr. Cimeno did not really see the need to come to the Board. This is not a Form A or a changeable lot. She said that she would be the first in since the building was built in 1943. Her access would be before the McFarlanes and the Cullinanes. The road has served four lots. She said that the seller would like to keep his boathouse where it is because it is historic. Mr. Bethoney asked about the condition of the road, photographs of which were shown on the large screen. He said it was adequate, as did the Board. To get to Boathouse Lane, one has to go down Pleasant Street (also a private way), which is in very poor condition, although wide enough for vehicles.

Mr. Podolski made a motion to accept the roadway in an as-is condition to service 25 Boathouse Lane, seconded by Mr. Steeves. The vote was unanimous at 5-0.

Applicant:	850 Providence Highway Associates
Project Address:	55 McNeil Way, Dedham, MA
Property Owner:	850 Providence Highway Associates
Property Owner Address:	c/o McNeil & Associates, 75 McNeil Way, Suite 301, Dedham, MA
Case #:	SITE-06-14-1857
Zoning District:	RDO
Representative(s):	Edward Richardson, Esq., 339 Washington Street, Dedham, MA Donald Myers, Norwood Engineering Co., Inc., 1410 Boston Providence Highway, Norwood, MA Alex McNeil, McNeil & Associates, property owner
Town Consultant	Steven Findlen, McMahon Associates

The Applicant was granted a waiver on June 12, 2014, for a traffic impact analysis. The Zoning Board of Appeals granted a Special Permit to change the existing nonconforming warehouse use to another less detrimental nonconforming use of retail showroom for building materials. The Applicant is now here for a major site plan review. McMahon Associates has performed a peer review, and all issues have been identified and satisfactorily resolved. In addition, Beth Winbourne of Legacy Place, has given the Applicant

permission to paint a "Do Not Block Box" on the pavement. Along this vein, Mr. Bethoney asked Mr. McCarthy to contact Ms. Winbourne to re-paint all the lines on Legacy Boulevard. In addition, it is difficult to see coming out of Legacy Boulevard, and the Applicant will remove some bushes and trim the tree.

Mr. Findlen performed a peer review of the site and noted that there were five outstanding issues: site distance, a stop sign at McNeil Way/Legacy Boulevard, pavement markings, trash dumpster access per the operations plan, and snow storage. He has asked for the operations plan. He received a letter today from Mr. McCarthy and looked at it quickly. He saw a lot of "we will do this, we will do that," but he has not seen the final plan. Mr. Richardson noted that the final Zoning Board of Appeals approval has not yet occurred because the 20-day appeal period does not end until August 4, 2014. Mr. Bethoney asked Mr. Richardson if he agreed to do everything that was recommended by Mr. Findlen, and he said yes. He made a proposal that the Board vote contingent on the plan subject to the modifications on the plan and review by Mr. McCarthy and Mr. Findlen.

Mr. Podolski made a motion to accept the proposal subject to modifications as recommended by McMahan Associates and review by Mr. Findlen and Mr. McCarthy. Mr. Steeves seconded the motion. The vote was unanimous at 5-0.

OLD/NEW BUSINESS

Old/New Business discussion began at 7:48 p.m.

Ursuline Academy: Mr. McCarthy passed out the Ursuline plan. They applied for their building permit, but the handicapped parking space was not shown on the plan. This has been corrected. They will also be putting in a paved pathway. Mr. Cimeno would like the Board to determine that this is an insubstantial change. Mr. Podolski made a motion to deem the changes insubstantial, seconded by Mr. Steeves. The vote was unanimous at 5-0.

Italian-American Citizens Club: Mr. McCarthy and Mr. Cimeno reviewed the plans for the addition. There are several areas on the outside of the site, and it is unclear what is planned for them. Both of them felt that the plan was not detailed enough, which is holding up the Certificate of Action. The door on the addition is located in front on the new section and is handicapped accessible. There is another door in back that has stairs. Mr. McCarthy said that this should be clarified on the plan. Mr. Cimeno met with Mr. Bethoney and Mr. McCarthy, and wants to see more detail on the plan before issuing a permit. If this is provided, then the Certificate of Action can be issued. Mr. McCarthy said he e-mailed this to Mr. Cimeno, who reviewed it and agreed that an e-mail should be sent. Mr. Aldous was unclear on how vehicles get in and out of the site. Mr. McCarthy said there is room, but they have to go out onto Allen Lane. Snow storage will be stacked in two corners. The location of the exit is in question and needs to be clarified, and curbing needs to be shown throughout.

Review of Certificates of Action: Mr. McCarthy presented the Board with the following Certificates of Action:

- 284 Washington Street: Mr. Podolski made a motion to approve the Certificate of Action, seconded by Mr. Steeves. The vote was unanimous at 5-0. Mr. Aldous signed the decision.
- 356 Bridge Street: Mr. Bethoney recused himself from discussing or voting on the decision. Mr. Steeves made a motion to approve the Certificate of Action, seconded by Mr. O'Brien. The vote was unanimous at 4-0.
- 383 Westfield Street: Mr. Podolski has some minor changes to be made on the decision. Mr. Steeves made a motion to approve the Certificate of Action subject to the changes. Mr. Podolski seconded the motion. The vote was unanimous at 5-0.
- 450 Providence Highway: Mr. Podolski made a motion to approve the Certificate of Action as presented, seconded by Mr. Steeves. The vote was unanimous at 5-0.
- 450 Sprague Street: This will be postponed. Mr. Podolski asked all Board members to review this carefully. The decision has been sent to Robert Stanley, Director of Parks and Recreation, to make sure the commissioners review it and accept it prior to the Board voting on it. Mr. Bethoney asked that a memorandum be sent to the Planning Board stating that they have reviewed the decision and are happy with and agree with it prior to the Board taking action.

Discussion of Minutes: Three sets of minutes will be reviewed at the next meeting, in addition to the remainder of the 2013 minutes.

Whitcomb Road ANR: Mr. Podolski said that he has no problem with the subdivision, but has an issue with Lots 3, 4, and 2, which are made to appear as though they come out on Common Street. There is a big island in there now with planted trees, etc. He asked what the Board will do about that. Mr. McCarthy said those will have to go out of Common Street. Mr. Podolski said he would not let them tear off the entire island so they can get into their land. He had many questions, which will likely be answered when the Applicant comes in to the Board.

Transit Oriented Development by MAPC: Mr. McCarthy passed out the scope of this project. MAPC will look at Dedham Corporate Station, where the proposed kiss-and-ride will be located, and Allied Drive. The idea is to look at the whole area, including Legacy Place, to see if it could be focused around the ability to walk, bike, and live all within that area. The sidewalk will be addressed first. Mr. Podolski, a member of the Capital Expenditures Committee, said that in capital this year, there was \$30,000 put aside for engineering of the sidewalk. If this goes through, the State will give the Town the money to build a sidewalk.

Request by Mr. Bethoney: Mr. Bethoney said he would like a computer on the meeting desk that has Internet access and that is hooked up to the large screen used at meetings. This would allow the Board to pull up a property and be able to look at it. He asked Mr. McCarthy to look into this.

Letters to Previous Applicants: Mr. Steeves asked why letters had not been sent to previous applicants who have done an exemplary job with their sites. Ms. Webster said that

the Board had not yet decided on the letter. Letters will be sent to Ocean State Job Lot, Stergis, and Visions.

Mr. Podolski made a motion to adjourn, seconded by Mr. Steeves. The vote was unanimous at 5-0. The meeting ended at 8:26 p.m.

Respectfully submitted,



Robert D. Aldous

Clerk

Town of Dedham Planning Board