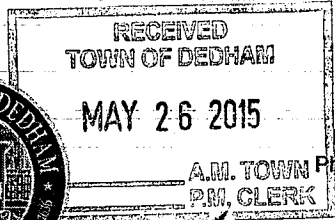
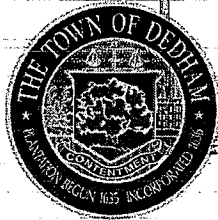


PLANNING BOARD

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



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**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**

PLANNING BOARD MEETING MINUTES
Lower Conference Room, Town Office Building
Thursday, October 9, 2014, 7:00 p.m.

2015 MAY 26 AM 11:13

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

Mr. Podolski called the meeting to order at 7:00 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. Mr. Podolski led everyone in the Pledge of Allegiance.

Prior to the beginning of the meeting, Mr. Bethoney made the statement that he is recusing himself from this hearing. He explained that the agency at which he works has a professional relationship with Giorgio Petruzzello and Supreme Development, which is building homes on Schoolmaster Lane. He left the hearing room at 7:07 p.m. and did not participate in any part of this meeting or consideration of the proposal.

Applicant:	Liana Estates
Project Address:	1056 East Street, Dedham, MA
Property Owner:	Supreme Development
Property Owner Address:	20 Eastbrook Road, Dedham, MA
Case #:	DSUB-04-14-1829
Zoning District:	Single Residence B
Representative(s):	Peter A. Zahka II, Esq. Giorgio Petruzzello, Principal, Supreme Development John Glossa, Project Engineer, Glossa Engineering, 46 East Street, East Walpole, MA 02032
Town Consultant	Steven Findlen, McMahon Associates

Mr. Aldous made a motion to re-open the public hearing, seconded by Mr. Steeves. The vote was unanimous at 4-0.

Mr. Zahka said that the Conservation Commission has issued a written Order of Conditions for the property. Mr. Glossa briefly reviewed the previous meetings. There have been small changes to the grading and the drainage plan, i.e., adding dry wells in the infiltration basin per the Conservation Commission's peer reviewer. The surface will be grass, which is more aesthetically than stone. There will be a pretreatment trench along the edge of the access drive that will catch sand/debris washing off the road before it gets into the pond.

Mr. Zahka said the project has been peer reviewed by McMahon Associates, and there are nine conditions that needed to be resolved.

1. The site distance has not yet been resolved.
2. The Applicant has updated the site plan to reference the current Subdivision Regulations.
3. The road has been named Liana Lane, and has been approved by GIS Manager Leon Scott.
4. The pavement design for the roadway has been modified to meet the Subdivision Regulations criteria. The waivers, with the exception of one, are regarding the drainage design. The pitch of the road allows for drainage to flow off the property to the road. The Conservation Commission has issued a signed Order of Conditions.
5. The Fire Department is satisfied with the adequacy of the roadway and the addition of fire hydrant in front of Lot 3. The turnaround for the fire apparatus is now on Lot 3.
6. The Applicant has satisfactorily addressed the issue of curbing. The runoff from the adjacent properties flows to the subject property. Addition of curbing would prevent this.
7. The Applicant site plan has been revised to include a request for a waiver from the requirement to relocate the driveway at Lot 1 within 150 feet of the center line of the street. An abutter's fence was installed six inches to a foot inside the line. A fence may be installed on the property line, and this is not. It would impair cars going three feet from the center line of the road, which is a safety issue. Mr. Podolski said that if he approves the application, he will have a condition that the neighbor moves his fence, one way or another. Mr. Findlen said they have gone back and forth quite a bit to try to come up with a solution that will work, but the neighbor has been very responsive.
8. All waivers have been noted on the plan, as well as the information that the Engineering Department requested, and in the Certificate of Action.
9. Snow storage will be plowed to the edge of the proposed roadway, or trucked off site if it is excessive.
10. No landscaping is proposed for the lane, as it is not required in the Subdivision Rules and Regulations for residential properties. There is nothing to obstruct the vision of motorists leaving the site.

The Engineering Department wants the Applicant to finish the road according to town standards for acceptance in the future as a town road. Mr. Zahka said that it will be laid out according to the plan, and the road will be constructed to town standards, with waivers if the curbing is approved. There really would not be anything to prevent it from becoming a town road in the future. Mr. McCarthy said that the engineering letter said that, while the construction of the road will meet standards, it is not what they would suggest for a road to be public. Mr. McCarthy said the turnaround is not within in the layout, so there is some variation. It is close, but not there. The area where fire trucks will turn around will not be paved. It is a hammerhead, and will not be within bowl of the cul-de-sac.

Lighting will be post lights at the end of each driveway. Mr. McCarthy did not see the need for a streetlight for three homes. With regard to drainage, Mr. O'Brien noted a drainage easement on the other piece of property, but then it disappears. He asked if there was one previously. Mr. Glossa said that deed research and the Town of Dedham GIS do not show an easement. There is a pipe, but he does not know if there is an easement. Mr. O'Brien said it is probably below the water in the "pond." The Applicant said he will grant an easement. Mr. Steeves said the fence should be moved, and asked how much would need to be moved. Mr. Findlen said they have not looked at this yet, but they did a sketch, and the whole fence would need to be relocated.

Tom Quinn, 52 Southgate, said that when East Street was redone, fences and retaining walls were put back by the State. It is a state road to Endicott Circle. He said the homeowner should be amenable to relocation of the fence since it gets damaged every winter by plows. He said it is difficult to get out of his street either way because of the businesses (i.e., Boch Ice Center, Brown Brothers Roofing, Bill and Mike's towing company). He also mentioned the possibility of blasting relations. Mr. Podolski said this will be a condition in the Certificate of Action, and the Applicant, at this time, is committing that there will be no blasting. He will claw out any area, so there may be a little shaking but no blasting. If he has to blast, he must stop the project and comply with State and Town laws, and insurance regulations. Mr. Quinn said he looked up the regulations and explained them. Mr. Podolski said that the houses will be built on the front part of the hill, and the top of the hill will not be disturbed.

Mr. Podolski said that the Certificate of Action will be drafted and reviewed by the Board and the Planning Director. This is recorded, along with the subdivision, and the Applicant must comply with every condition in the Certificate of Action before he gets a permit. The Board and Mr. McCarthy will have access at all times to the project while it is under construction. The Building Department will also have full access under construction.

Mr. Steeves made a motion to close the public hearing, seconded by Mr. O'Brien. The vote was unanimous at 4-0. Mr. Steeves made a motion to approve the plans as presented tonight, dated October 8, 2014, with waivers as enumerated on the face of the plan, subject to submission and approval of a Certificate of Action by Mr. Zahka for the subdivision. Mr. Aldous seconded the motion, adding that a condition of the approval will be that the homeowner will move the fence voluntarily, but if he does not, the Town will move it. Mr. Zahka added language regarding the post lights, blasting, language regarding the fence, creation of a homeowners association, and keeping roadway private until such time as the Town may decide to accept the road. The vote was unanimous at 4-0. This public hearing ended at 7:56 p.m.

Applicant:	Margaret W. G. Carr
Project Address:	50 Haven Street, Dedham, MA
Property Owner:	Margaret W. G. Carr
Property Owner Address:	50 Haven Street, Dedham, MA
Case #:	ANR-09-14-1891
Zoning District:	Single Residence A
Representative(s):	Don Myers, Norwood Engineering, Inc., 1410 Route One, Norwood, MA 02062

Mr. Bethoney joined the Board at 7:59 p.m.

Mr. Myers gave a brief history of the parcel. Mrs. Carr is moving and the Cheever family on Glenridge Road will be buying the property. The property contains two lots: 50-54 Haven Street and 97 Westfield Street. Part of the Haven Street property is registered land, and will need to go to land court for any procedures. All requirements for the ANR have been met. The plan is to cut the large lot into five different ones and cut the small lot plus some of the large lot into two lots. Each has the required area, frontage, and shape to be building lots.

Mr. McCarthy said that the requirements are satisfied, and the ANR can be endorsed. Mr. Bethoney asked if the Fire Department has given an opinion, but he has not. Mr. McCarthy noted that Lots 5, 6, and 7 will be purchased by Land Trust, although this is not noted on the plan. There is also not a plan that shows driveways. Mr. Bethoney said that the Haven Street ANR is questionable. He would like to see a letter from the Fire Department regarding adequate access and service on the lots.

Mr. Podolski made a motion to endorse the ANR as presented, subject to receiving a letter from the Acting Fire Chief that there is adequate access and service on Haven Street. Mr. Steeves seconded the motion. The vote was unanimous at 5-0. Mr. Podolski said that the Acting Fire Chief needs to review the report and send a letter to the Board about access and service. If he disagrees about there being adequate access, the Board will revisit the application. The meeting ended at 8:12 p.m. Note: The Board received an e-mail from Acting Fire Chief Spillane stating that "the current status and condition of Haven Street will be adequate to ensure public safety."

Applicant:	Bret D. and Jennifer Jordan
Project Address:	14 Franklin Square and 47 School Street, Dedham, MA
Property Owner:	Bret D. and Jennifer Jordan
Property Owner Address:	14 Franklin Square, Dedham, MA
Case #:	ANR-10-14-1892
Zoning District:	Single Residence B
Representative(s):	Peter A. Zahka II, Esq.

Mr. Zahka explained that the Jordans live at 14 Franklin Square, and they own 47 School Street. These back yards abut one another. The Jordans want to take a parcel from 47 School Street and add it to 14 Franklin Square. The pre-existing nonconformities were reaffirmed by the Zoning Board of Appeals, who approved their application on September 17, 2014. They will not be building anything. Mr. McCarthy said the application fits the criteria for an ANR. Mr. Podolski made a motion to endorse the plan, seconded by Mr. Aldous. The vote was unanimous at 5-0. The meeting ended at 8:16 p.m.

Applicant:	Div CMM Rustcraft, LLC, c/o The Davis Companies
Project Address:	100-280 Rustcraft Road, Dedham, MA
Property Owner:	Div CMM Rustcraft, LLC, c/o The Davis Companies
Property Owner Address:	125 High Street, 21 st Floor, Boston, MA 02110
Case #:	SITE-09-14-1880
Zoning District:	RDO

<p>Representative(s):</p>	<ul style="list-style-type: none"> • Peter A. Zahka II, Esq., 12 School Street, Dedham, MA • Enrique Bellido, Senior VP of Development, The Davis Companies, 125 High Street, Boston, MA 02110 • Richard Kershaw, Project Manager, The Congress Group/Davis Companies, 33 Arch Street, Suite 1100, Boston, MA 02110 • Josh Swerling, Senior Project Manager, Bohler Engineering, 352 Turnpike Road, Suite 201, Southborough, MA 01772 • Stephen Schram, AIA, NCARB, Spagnolo Gisneiss & Associates, Inc., 200 High Street, Boston, MA 02110 • Scott Thornton, Traffic Engineer, Vanasse Associates, New England Business Center Drive, Suite 314, Andover, MA 01810-1066
<p>Town Consultant</p>	<p>Steven Findlen, McMahon Associates</p>

This is a public meeting. Mr. Zahka gave a history of the project to date. He said that a traffic report is being done per the Board's request, even though the size of the building is being reduced. The Planning Board's peer review consultant, McMahon Associates, is reviewing the site plans, and the traffic report will go through its own peer review. An application was submitted to the Conservation Commission. There has been one meeting, and another is scheduled for next week. Their peer reviewer will review the project. Work is being done on the east end of the site, but the Planning Board is requiring review of the entire site; from one end of the parking lot to the other end, to identify nonconformities, i.e., things that do not comply with today's Zoning Bylaw, and to the extent feasible, make these comply. This includes drainage for the entire property. The Applicant will be submitting an Order of Conditions at some point regarding that.

The Applicant met with 23 residents last week and received good comments. The Applicant used a much wider mailing list than anyone in the Town would use. Mailing in excess of 100 notices was done from East Street intersection with Rustcraft Road, to the Providence Highway intersection with Elm Street, down Central Avenue to Jersey Street and all the side streets. Most were directed at traffic issues, which will be forwarded next week to McMahon Associates for peer review.

Mr. Swerling went over the site. A portion of the existing two-story portion of the main building at the east end of the property will be removed. The balance of the building will be renovated with a new façade. A new building will be built containing 131,000 square feet. There will be a front parking field accessed from a single driveway directly opposite Central Avenue. The circular driveway will be gone. The prior plans had two exit driveways, but after discussion with the neighbors, there will only be one exit. Site improvements consist of a tremendous amount of additional landscaping. They will be requesting two waivers for the existing landscape along the westerly side of the property. They will also enhance the landscaping throughout the balance of the site. There are existing deficiencies in which (a) the 20 foot landscape buffer requirement along the right of way and (b) because there is a residential district at the property line with a 40 foot landscape buffer. However, neither buffer is needed along the westerly side of the property. There is a landscape theme going on, particularly on the northerly side of the property. It tapers off as you get closer to Legacy Place. They have augmented that them and brought it all the way down to the edge of the

property, in addition to providing a tremendous amount of landscaping along the balance of the frontage. There will be some shade trees in the parking lot itself. They propose 63 trees and over 1,000 shrubs. There is also groundcover and perennials that will be added.

Where the docks meet, the 40 foot landscape buffer farthest east in the remote parking field, some parking has been removed and but it back to the 40 feet. It is an ancillary parking field. They are now at requirement with the build out with about 1,193 parking spaces, and in fact will add three additional spaces. With all of these changes, they have eliminated seven nonconformities to two. There are areas where there are greater than 180 feet of parking spaces not separated by a landscape buffer or strip. Those are being eliminated to put them into conformity. There are areas with compact spaces that do not meet the minimum width or depth requirements; these are being eliminated or restriped. The striping that exists today is a hodgepodge of colors; these will be made uniform and add appropriate signage for safety. He showed where the elimination of some spaces would be, and where the aisle width does not meet the minimum of 24 feet for two-way travel.

They met with the Conservation Commission and its peer consultant. They had one meeting with the Conservation Commission. There have been two meetings, one staffed, one with the peer review consultant for the Conservation Commission. Mr. Swerling believes that all comments were addressed. They are doing a lot of water quality improvements, i.e., recharging the entire roof on the new portion, adjusted a little depression in the northeast corner of the lot, which will then become a bioretention cell.

They have addressed the Design Review Advisory Board's comments related to landscaping. DRAB recommended them on October 1, 2014. There will be additional plantings against the building foundation out front, and they agreed on the new plantings. Mr. Swerling believes they have satisfied McMahon's comments. Mr. Zahka said, for the record, that DRAB recommended the entire project, both landscaping and architectural design. Mr. Bellido showed renderings and minor changes to the west side of the building where the tenants will be relocated.

Mr. Zahka said that they listed eight currently existing nonconformities, but some were combined because they are under the same section of the bylaw. There are therefore at least nine or ten. He passed out a written memo so there is no confusion about the two waivers that they are requesting. Mr. Bellido showed the last version of the design. Mr. Schram will show the updated design that incorporates some of the requests made by DRAB and the Planning Board in terms of architecture to make it a little more tradition.

Mr. Schram reviewed the architectural aspects of the proposal. At the west end, this was divided into multiple suites, and they have added individual vestibule entries for those three suites. There will be ADA compliant ramps, and PSAV has requested a drive-in ramp as well. The ramp is existing. The entrance for Covance on the north face has modest vestibules to give a sense of entrance. Materials are metal panel systems that match fairly well with the existing corrugated metal panel system. They are adding new windows on the north elevation, and the existing windows will be replaced for continuity.

Mr. Schram then explained the exterior elevations. They will re-skin the existing building so it works with the existing materials to keep a more modern feeling. At the north entrance, there will be four tiers to reference the old columns, somewhat representative of the white columns that were originally on the two story structure that is being demolished. A Brick

entrance was added surrounding the entry portico. There will be a smaller one on the east side with a precast base and top. The rest of the building is a flat insulated panel system with a corrugated ribbed panel system as well. They will be using some materials that mitigate, a little more traditional, to the existing building material wrapping around. The building will transition from the brick to partly brick and metal panel system. On the west side, it becomes completely metal paneled. The south side is mostly metal panel to the east side of the building. This is an attempt to marry these elements to make the building more current, yet not feel estranged from the existing building. There are a couple of areas along each façade where the ribbed material is, and they are trying to break up the long façade. These areas are pulled out about ten inches away from the building. All three sides have handicapped ramps as close to the front door as possible. At the north entrance, they were not required to have any ramps because they are at grade.

Mr. Zahka said the McMahon Associates did perform a peer review. The Applicant has responded fairly quickly to the comments. A report was received indicating that the issues that were raised by the peer reviewer have been satisfactorily addressed.

Board Comments

Mr. Aldous asked what kind of metal they will be using. It will be a new material that is thinsulated metal, not shiny, with a factory finish (baked enamel). Insulation is on the inside of the panel. It allows them to work over the winter. It is watertight. The finish is very durable and holds up for a long time. Mr. Aldous asked if the material collected mold, and Mr. Schram said it did not. Mr. Bethoney asked that they bring in samples of the material they will be using. Mr. Podolski asked if there was a building somewhere that has this system. Mr. Bellido will bring samples of buildings that have been constructed this way.

Mr. McCarthy said that notice postcards were sent to direct abutters to the site. Mr. Bellido said he urged the attendees at the meeting to spread the word. Mr. Podolski wanted to have a list of neighbors who received postcards. Mr. Zahka said that notifications were only sent to residential neighbors. Notification for the next meeting will be sent to the abutters as well.

McMahon Associates Comments

Mr. Bethoney explained to the audience what the role of a peer reviewer is, who pays for his services, and how he reviews each project. He gives the Board an opinion on how well the applicant is doing and how detailed compliance levels are. They also work with the applicant to try to help them modify their plan in a way that they believe the Town would feel about. Steven Findlen explained that the review is two-fold: site plan review and traffic study. There are six site issues, and the Applicant has been responsive to his comments.

1. Site access and radius have been resolved to meet Mr. Findlen's review.
2. The Fire Department is fine with emergency access and the fire trucks can maneuver and back out without a problem.
3. The Applicant was asked to restripe the entire lot, and they will do that.
4. The center line in the driveway has been extended.
5. They have added detail regarding trash and loading operations.
6. They have provided a photometric plan as requested.

Mr. Findlen said that everything has been addressed, and these plans are better than the first one. He said that these specific components of the review were:

- Lighting
- Landscaping
- Site access - this has not been examined yet.
- Parking to town standards
- Emergency vehicle access

Mr. Aldous asked if the lighting would be for the whole parking lot and entrances. Mr. Swerling said that there will be light fixtures through the new parking field identified to the west. Driveways will be lighted. There will be no spillover. He said the lighting meets the requirements.

Audience: There were no comments from the audience.

Mr. Zahka requested that the meet again on October 30, 2014. He said that the site plan clearly impacts traffic. He is requesting two waivers which, regardless of traffic, do not have an impact. He would like to ask the Board wants to make sure the peer review can be done properly and that they receive a response. There may be more neighbors present, as it will be the only item on the agenda.

Mr. Zahka said that the site plan clearly impacts traffic. He submitted a written request for two waivers which, regardless of what happens with traffic, do not impact the front of the existing. He would like to ask the Board if they would vote those waivers so they can know that, at least from that aspect, there isn't going to be a change. They would like to know that they are moving in the right direction. If someone says to change a lot of things, it changes the traffic review. He said they would like to know if the Board feels comfortable with the site report. They understand that the peer review process may bring changes to the site. The waivers he is requesting are:

1. To be allowed not to have 40 feet of landscaping
2. To be allowed to keep the parking field as is.

Mr. O'Brien asked if an area in back will be used as a construction staging area containing Jersey barriers, salt, sand, etc. Mr. Swerling said this area is not called out as parking. Mr. O'Brien asked that there be screening of this area. The materials will remain in that location, as they desire an on-site staging area. His recollection was that some way or another, it was going to be needed, but it was going to be well screened. Mr. Bellido said that if the area is used for staging, it should be noted as such and spaces not counted. He would be happy to move it to an inconspicuous location out of the view of the public. Mr. Bethoney agreed with that, and asked them to find an inconspicuous location. They will work out the location with Conservation Commission.

Mr. O'Brien also looked at the architecture, and said the center of the building seems too straight all the way across. He suggested a crown or parapet to break it up. Mr. Bethoney suggested that the Applicant look around town at buildings that have been recently built. They may find dramatic aspects to include in the design.

Mr. Steeves made a motion to approve the two waivers as presented in Mr. Zahka's memo dated October 9, 2014, seconded by Mr. Aldous. The vote was unanimous at 5-0. The meeting ended at 9:12 p.m.

Review of Minutes

September 11, 2014: Mr. Podolski made a motion to approve the minutes as presented, seconded by Mr. Steeves. The vote was unanimous at 5-0. Mr. Aldous signed them.

September 25, 2014: Mr. Podolski made a motion to approve the minutes as presented, seconded by Mr. Steeves. The vote was unanimous at 5-0. Mr. Aldous signed them.

Review of CVS Certificate of Action: The Board reviewed the proposed Certificate of Action for CVS, 19 Eastern Avenue, and accepted it.

Endorsement of Costco Plans: The plans for Costco were endorsed and signed.

Discussion of Tree Bylaw proposed by Fred Civian: Mr. McCarthy said that this proposal has been indefinitely postponed by the Town Bylaw Committee.

Mr. O'Brien said it has been brought to his attention that there are traffic issues at the new Avery School. He said that parents are not behaving well with bus drivers or with the traffic directors, or lack thereof. Mr. Bethoney suggested that Superintendent Michael J. Welch be contacted about this. Mr. O'Brien said he asked Mr. McCarthy to bring this up in the event that he was speaking to the appropriate people, i.e., Chief of Police. Mr. Steeves said the Chief is willing to put someone down there, but former Superintendent June Doe said no. Mr. McCarthy spoke with Nancy Baker and an e-mail was sent to Mr. Welch. A meeting will be set up to go over this.

Mr. McCarthy explained to Mr. Welch that Ms. Doe had put together an operations plan, and it does not appear to work. Resource Officer Pucci came before the Board last year concerning this issue. An e-mail was sent to Mr. Welch yesterday, and he agreed that there should be a meeting, and that the principal of the Avery School brought it to his attention as well. Mr. McCarthy believes he will take action to correct the problem. Mr. Bethoney said he did not want to call the School Department back in for noncompliance of the site plan. Enforcement is part of their traffic demand management plan, as was a review after a year, which was built into the approval. Mr. Bethoney would like to tell them that it has been more than two years since the project has been reviewed, and they are required to come before the Planning Board for further review. Mr. McCarthy will do this.

Mr. Podolski made a new motion to approve the minutes as amended. Mr. O'Brien seconded the motion. The vote was unanimous.

Mr. Podolski made a motion to adjourn, seconded by Mr. Steeves. The vote was unanimous at 5-0. The meeting ended at 9:10 p.m.

Respectfully submitted,



Robert D. Aldous, Clerk
Town of Dedham Planning Board