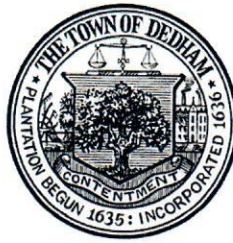


Planning Board
Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
Robert D. Aldous, Clerk
Ralph I. Steeves
James E. O'Brien IV

Planning Director
Richard J. McCarthy Jr.
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**TOWN OF DEDHAM
PLANNING BOARD**

MEETING MINUTES

April 14, 2016, 7 p.m., Lower Conference Room



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

Call to order 7:08 p.m. The Pledge of Allegiance was recited. Plans, documents, studies, etc., referred to are incorporated as part of the public records and are on file in the Planning and Zoning office. Mr. Bethoney was not present for this meeting.

Rita Mae and Lloyd Cushing were recognized for their gift of a gavel to the Board. The Board was very appreciative of their thoughtfulness.

Applicant: Town of Dedham
Project Address: 450 Washington Street, Dedham, MA
Case #: SITE-11-15-2406
Zoning District: Central Business
Representative(s):

- Peter Turowski, AIA, NCARB, Turowski 2 Architecture, Inc., 313 Wareham Road, Marion, MA 02738
- William Scully, P.E., Traffic Engineer, Green International Affiliates, Inc., 239 Littleton Road, Suite 3, Westford, MA 01886

Town Consultant: Steven Findlen, McMahon Associates

The remaining three items from the peer review have now been resolved. The front parking will be "In Only" next to the Fire Station, and "In/Out" on the other side. The pavers will remain, but they adjusted the specs based on Engineering's recommendations. The setting material and the sand have been changed, and there needs to be a maintenance program for them. Mr. Aldous was still concerned that they would need to be reset every spring, and the cost would come out of taxpayers' pockets. They will now have a loading dock for the dumpster that will not affect traffic flow. The dumpster will be emptied at 6 a.m. and will not conflict with deliveries during the day. Some of the radii have been changed, as have the islands. There will be more directional signage on the pavement, noted on the plans.

Waivers Requested:

1. Waiver for a loading dock measuring 11' wide and 55' long
2. A 6' stockade fence transitions into a 6' black vinyl chain link fence with black slats for screening buffer
3. Parking waiver for 142 spaces
4. Waiver from having to provide a landscape strip for the middle rows of the parking extending longer than 180,' and to provide one landscape island measuring 9' wide by 35' long in the middle rows of parking spaces, further reducing the number of parking spaces

Employees will park on the old Town Hall site. There is a concrete block wall separating the retail store from the site. Existing evergreens will remain in one part, but others will be removed due to their poor condition. A waiver will be needed for the height of the trees, as they will only be 7' tall instead of the required 12.' Mr. O'Brien suggested that a better place for snow storage be found, as it could harm the young trees. Mr. McCarthy said there is no limitation on how much snow they can keep on site. Snow cannot be stockpiled along the landscaping; it needs to be removed. Mr. Podolski advised that a snow maintenance plan be done with Joe Flanagan in conjunction with Engineering and the DPW. Site lines will not be affected by the arborvitae near the street.

Mr. Findlen reviewed the project and said that the traffic plan is the best it can be. He agreed with employees parking in the back row of the old site, and only citizens parking on the new site. There is one compact site, but all the others are 19' x 9.' He felt that the parking demand on the site can be accommodated. There has been improvement of the signage and pavement markings, as well as access to the site, thus improving safety. Landscaping is maxed out and requires no waiver for the interior. He was satisfied that the landscaping meets town standards. Building materials also meet town standards. He said the applicant needs to return when the campus plan is undertaken.

Leslie Griesmer, 84 Glenridge Road and member of Dedham Women's Exchange, asked if there is a plan for a crosswalk since there is a bus stop there. Mr. McCarthy said this will be put in the decision as a requirement for Phase 2. The intersection will be re-designed at that time. Ms. Griesmer explained where she would like it to be. *Patricia Vaugh-Lebovitz, 42 Riverdale Road, also spoke but was difficult to understand because there were people talking at the same time.* The ladies seem to want it to go right in the middle of the site across to Washington Street. Mr. Findlen said he has raised the issue of potential off-site mitigation. This is something that will be addressed later. The applicant showed two locations where it would work. However, this has not been discussed in full, and the need for a crosswalk is not generated by the project. The bus stop is currently just before the second entrance on the building side, and there is one on the other side as well. Mr. Findlen said this brings up an interesting point of whether people will use the bus to come to Town Hall in the future. Consideration should be given to possibly moving the crosswalk. However, the next phase of the project is the time to take the bus into account, traffic, and the intersection. Mr. Findlen disagreed. Mr. Podolski said that the Certificate of Action will say that the applicant's team will broach the subject with the Board of Selectmen and DPW as to installation of a crosswalk across Washington Street from the front of the building across Washington Street. This is not on the Planning Board's plans. Mr. McCarthy said that re-doing the intersection is part of the whole re-design and will be evaluated completely at that time. There was great discussion about slowing traffic in the area, and looking at the bus stops to see if they

are in the best location. Mr. Podolski said that the DPW and the Board of Selectmen will make a determination. Mr. Findlen said it is not just putting down paint. The Town would be taking a lot of liability by putting in a crosswalk from a safety standpoint, so due diligence must happen here to make sure that it is needed, and that it is going to be safe. Mr. Podolski suggested that investigating this be put in the Certificate of Action. This was discussed further at some length.

Mr. Findlen said he has always expressed interest in doing something with the intersection. He said something would happen there, but just not right away. Tearing down two existing buildings to create the campus will take a lot of planning, i.e., financial planning and building planning. Mr. McCarthy said the timeline is to bring the combined facility in closer, not farther out. There is talk to go to Town Meeting with an explanation of the project in May 2017.

Mr. Steeves moved to approve the latest revision through April 12, 2016, and waivers as noted on the face of the plan with the proviso that the Certificate of Action address whether a crosswalk across Washington Street is warranted after consultation with DPW and/or the Board of Selectmen, and that a condition of the Certificate of Action will be that prior to starting any secondary phase, the applicant will need to return to the Board with its parking and traffic plans for Phase 2 of the public safety building. Mr. McCarthy said the Board may want to consider what it wants to see in the future phase. Mr. O'Brien seconded the motion. The vote was 3-1 with Mr. Aldous voting no.

REVIEW OF CERTIFICATES OF ACTION

- **464 High Street:** Mr. Aldous moved to approve the Certificate of Action, seconded by Mr. O'Brien, voted unanimously at 3-0. Mr. Podolski recused himself from the meeting and thus recused himself from the vote. **Mr. Bethoney, who was absent from this meeting, had recused himself as well.**
- **585 High Street:** Mr. Steeves moved to approve the Certificate of Action, seconded by Mr. Aldous. The vote was unanimous at 4-0.
- **380 Washington Street:** Mr. Steeves moved to approve the Certificate of Action, seconded by Mr. O'Brien. The vote was unanimous at 4-0.
- **100 Bridge Street:** Mr. Steeves moved to approve the Certificate of Action, seconded by Mr. O'Brien. The vote was unanimous at 4-0.
- **100 Rustcraft Road:** This Certificate of Action was not reviewed because the applicant is scheduled to meet with the Board on April 27, 2016, to discuss plantings.

Mr. Aldous signed all the approved Certificates of Action.

REVIEW OF MINUTES

- **January 8, 2015:** Mr. Steeves moved to approve the minutes, seconded by Mr. O'Brien, voted unanimously 4-0.
- **February 12, 2015:** Mr. Steeves voted to approve the minutes, seconded by Mr. O'Brien, voted unanimously 4-0.

- **March 12, 2015:** Mr. Steeves moved to approve the minutes, seconded by Mr. O'Brien, voted unanimously 4-0.

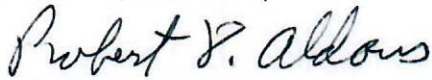
Mr. Aldous signed all the approved minutes.

Old/New Business

Mr. McCarthy gave the Board a draft of the Town Meeting Report that will be sent to Town Meeting Members. Mr. Podolski asked that it be reviewed and any comments given to Mr. McCarthy.

Mr. Steeves moved to adjourn, seconded by Mr. Aldous, and voted unanimously. The meeting ended at 8:20 p.m.

Respectfully submitted,



Robert D. Aldous, Clerk