



Dedham Planning Board

Community Notes

June 21, 2018

Town Hall, 1st Floor Meeting Room
26 Bryant Street, Dedham, MA 02026

Board/Committee members in attendance

James E. O'Brien IV, Robert D. Aldous., Jessica Porter, John R. Bethoney, Michael Podolski, Ralph Steeves, Jarrett Katz, Town Planner

Agenda

7:00 p.m. Pledge of Allegiance

PUBLIC HEARING: Supreme Development, Inc., 42 Woodleigh Road
Special Permit: Modification of Approval of Definitive Subdivision: Revision of stormwater design resulting in (a) smaller chambers within rain garden with minor expansion of previously approved drainage easement on Lot 4, (b) raising the roadway approximately one foot, (c) adjusting low point in roadway to accommodate new road grade.

Town Planner Activity Report

Audy Auto, Bridge Street: Request for determination of insubstantial change

John Wagner, 10 Fairview Street: Approval Not Required

PUBLIC HEARING: Anjom, LLC, 235-243 Bussey Street
Special Permit: Redevelopment of property as a Mixed Use development and Major Nonresidential Project

PUBLIC HEARING: Dela Plaza East, Inc., 270 and 290 Bussey Street:
Special Permit: Redevelopment of existing shopping plaza as Mixed Use development with approximately 24,646 gross square feet of commercial floor area on the first floor 26 apartments on the upper floors; Major Nonresidential Project with a free-standing ATM, uses requiring common victualler permits, and to allow the height to be measured from Bussey Street.

OCW Retail Dedham, LLC, 150-370 Providence Highway: Determination that modifications constitute insignificant modifications not requiring notice to abutters or peer review (ADA improvements, restriping, signage, sidewalk improvements/curbing, regrading, new portico and columns, relocated cart corral locations, etc., at various locations in Dedham Mall)

Meeting was called to order at 7:00 p.m.

Public Hearing: Anjom, LLC, 235-243 Bussey Street. Special Permit: Redevelopment of property as a Mixed Use development and Major Nonresidential Project

Representative said plan is for 20 units, with 5 designated affordable. Retail is a liquor store and possible other business. 16 parking spaces will be for residents and zero designated for commercial. Scott Henderson, Project Engineer, described the building: Currently there are 4 parcels with 4 structures and an easement for access. They cannot do an underground garage due to shallow ground water. The proposed plan is for a single structure. A 25 foot driveway would access the rear. The lighting will not shine on neighbors. There is limited landscaping so they request a waiver. They will have planters in front. They have held neighborhood meetings. DRAB voted unanimously in favor and they have a letter. They will have 12 one bedroom and 8 two bedroom apartments. All units have washer and dryer. Some units have two bathrooms.

Porter noted height is 12 feet to first floor. Bethoney said Dedham Square height to first floor is 37 feet. Comment that 32 Harris Street is the same height as the proposal. El Centro is slightly higher. Bethoney said overhangs are made of A-Zac (?) and other buildings in Dedham Square have same trim. Architect said trim was not painted and should be.

O'Brien said he appreciated the design effort. The area used to be called Millville. Architect said the first design was contemporary but the public didn't like it. Bethoney said there has been no new building in East Dedham for 50 to 70 years and exterior is important. O'Brien asked how addresses are determined. Answer was through coordination with GIS and fire department. Tappley Lane will not exist anymore.

Podolski asked if architect had reviewed East Dedham Square Guidelines. Answer was no. Bethoney said they should review and determine compliance. O'Brien said only missing part was vegetation. Porter asked if they had a place for bike storage. Answer was there could be. Bethoney asked where the flag goes. He said it was not required but assumed they wanted project approved.

Representative said Jason Mammone was hesitant to allow parking in front. They could ask Board of Selectmen to stripe the other side of the street. Porter asked about a crosswalk and concern about crossing for commercial purpose. Also said they could petition the MBTA for transport to transit. Bethoney said he would not support parking across the street as part of this project; that would be for the Board of Selectmen to decide separately. He said last time they were told there would be no parking in front.

McMahon Associates gave site review for town. Review is paid for by applicant. It is a tight site. They could not find any way to get more parking. Looked at driveway but it is a safety issue for fire department.

Bethoney asked how they will handle one space per unit requirement. Architect said they will request waiver. Representative explained belief that they need 20 units: It originally was 27 units when they thought they could go below grade for parking. It was cut to 23 and then 20, with 20% affordable (3 one bedrooms; 2 two bedrooms). There are currently 10 units. It is expensive to build and the cost for lumber has gone up 25% in the last 3 months due to U.S. tariffs. Twenty units make the project financially viable.

O'Brien asked how they validate affordable units. Bethoney said the state determines cost by zone and a state agency determines eligibility. O'Brien asked if Dedham residency is required. Response was that they would like to consider that. Bethoney said they should talk to the owner about proposing language for Dedham residency. Porter expressed appreciation for number of affordable units and the mix of 1 and 2 bedrooms. Architect noted that if it is 25% it counts towards the entire town housing stock.

Architect said the standard parking requirement for this commercial space would be 19 spaces. People would be allowed to park in the residential spaces during the day. Podolski said they would really be waiving 23 spaces with residential and commercial. He asked if East Dedham is willing to accept that. O'Brien compared it to Wolcott Square, which seems to work. Podolski said it is more like Washington Street in Dedham Square. Bethoney asked where customers park now. Ferullo said in driveway, across street in lot or street, and in front of store. They have been there for 25 years and have had no parking. Peak business is 4:30-8 and weekends. Currently there are 10 units and 2 parking spaces. Most units are 2 bedroom. Aldous asked about size of parking spaces. 8 ½ x 17 or 19. Porter asked if they intend to advertise units with parking. Bethoney recommended first 16 get spaces. Porter suggested 14 get parking stickers and 2 are reserved for commercial. Steeves asked why they could not give sticker for street parking. Answer was that they can't give sticker on public street.

Landscaping. Request waiver. Currently paved. They will have 4 planters.

Lighting. It is not over foot candle. It will be sconces and wall packs.

Bethoney asked about community sense and if they will have anything besides gym. Answer was no.

Bethoney suggested they subcontract for a traffic impact study.

McMahon Associates did peer review for town. Issues were the legend, which was updated; site access was coordinated with the fire chief; internal radius is insufficient and would need a waiver. Looked at how they handle pedestrians and proposed visual/audio. Looked at trash and loading and plan is adequate. There is no storage. The lighting plan was stamped by a licensed engineer and there is no spillover. Waiver on scale. The architectural rendering did not match but now does. Landscape needs a waiver. Added handicap access. Parking needs waiver. 17 issues were addressed. Parking waiver is for the board.

Bethoney said snow storage is offsite. A common dumpster is in the back. Asked applicant to explain at next meeting how they will prevent parking on other's property.

Rita Mae Cushman, Vice Chair of Precinct 3, said she has been at almost every meeting and the project is perfect. Brian McGrath, MB Community Group, encouraged the applicants to comply with the East Dedham design guidelines. They support the application and think it complies. Bethoney asked if they could reduce commercial area for parking. Response was it would not add parking. Podolski asked if community members were willing to forego parking. One community member answered "no" and that they must comply with the rules. Bethoney asked architect to talk about central business district and parking requirements. Architect said parking is not required. One resident said the project was not a no, but they should look at precedent and mitigation.

Next hearing 7/19/18

OCW Retail Dedham, LLC, 150-370 Providence Highway: Determination that modifications constitute insignificant modifications not requiring notice to abutters or peer review (ADA improvements, restriping, signage, sidewalk improvements/curbing, regrading, new portico and columns, relocated cart corral locations, etc., at various locations in Dedham Mall)

Attorney Zakha asked Board to take issue out of order. Attorney said 90,000 square feet of space was empty from Sears departure. At Home coming in. A federal court action required ADA compliance. Discussed number of parking spaces.

Porter asked about following rules for turning signs off. The rest of the signs should get in compliance.

Motion to vote on insignificant modification request passed unanimously.

PUBLIC HEARING: Dela Plaza East, Inc., 270 and 290 Bussey Street: Special Permit: Redevelopment of existing shopping plaza as Mixed Use development with approximately 24,646 gross square feet of commercial floor area on the first floor 26 apartments on the upper floors; Major Nonresidential Project with a free-standing ATM, uses requiring common victualler permits, and to allow the height to be measured from Bussey Street.

Hearing was published twice and notice was sent to abutters. Attorney Peter Zakha presented as 3 story mixed use; 22 one bedroom, 2 two bedroom, and 2 studios. McMahon Associates conducted peer review. In 3/23 report there were 19 issues, in 5/4 report there were 3 issues. They were satisfied in final report but may be based on waiver request. Conservation Commission has had several meetings but is on hold until Planning Board decision. There are two lots, one is shopping center and one is ATM. There are 147 parking spaces. Commercial area will be reduced. The rear will house parking and parking will be under the building.

The engineer said currently there is no landscaping. The project would have buffer and internal landscaping. The back is owned by the town. They would look at putting in a handicap accessible walking path on Mother Brook. Plan shows access. Zakha said town meeting voted for a path on Mother Brook. Architect said they have had community meetings over the years. They read the East Dedham design guidelines. The building is well built. Retail would be removed from back. There would be parking spaces and an elevator. The first floor stays. The 2 bedroom is 992 square feet, the 1 bedroom is 742 sq. ft., and the studio is 440 sq. ft. The apartments will be on each side with a corridor down the middle. Lower level is masonry, brick to second floor, clapboard, bay windows and other design elements to break up façade. CVS side will be renovated and a clock, pergola added. Zakha said it is a major impact location. Parking will be controlled and they will have onsite security.

Bayside Engineering did traffic study. Currently 3 access points. Looking out 2 years they saw no major traffic increase. New project will have two access points.

Zakha discussed community and fiscal impact study. They are seeking 6 waivers: aisle width, interior landscaping of 10% rather than 15%, perimeter landscaping only on one side of building, scale of plan, space size, and parking.

Aldous said he did not have lighting plan. It was pointed out in materials.

Bethoney said the submission was excellent and helpful.

Porter asked if they had explored moving the ATM, which is at the key intersection. It could be a community green space. Response was that it is under a long term lease. Bethoney asked if the tenant likes the location. Comment was that the bank added lighting. Bethoney asked about the flag. Porter asked about walkability and installing a bike rack. Response was they could find a place. Podolski said a pocket park was a good idea.

O'Brien questioned the structure and stores staying open during construction. Architect said he would be surprised if stores besides CVS could stay open. They will do soil borings and hire a geotechnical engineer. If there were problems they would probably put in reinforcements.

Porter asked how they access planters. Answer was with ladder. Bethoney commented on accessing planters.

McMahon Associates discussed peer review. 19 issues were all addressed. The intersection traffic analysis did not match and they fixed it. It was good to eliminate curb cut.

Bethoney asked if access conflicted with Dunkin Donuts exit. Answer was no. Peer review would have addressed it if saw a problem.

Bethoney asked about affordable units. Zakha said none. He said the studios are affordable.

Public comment

Question if any green building. Architect said yes on heat and water capture. Solar is not possible with roof design.

Mother Brook Community Group member said the pedestrian expansion on the bridge would carry well into a green space and into the square. It is part of East Dedham design guidelines. They ask

for landscape to be integrated into the area and not just be a hedge that will be covered with snow. Bethoney said they must sustain plantings. Comment about concern about noise across mother brook from the residential units. Utilities are recessed on roof.

Comment about dumpster emptying at 4:00 a.m. Response was that won't happen.

Resident expressed opposition to the project if it does not open Mother Brook as residents have requested. Next Hearing on 7/26/18

Adjourn 11:00 p.m.

Notes taken by Jean Zeiler

Reviewed by Heather Springer

Keywords: East Dedham Redevelopment, Bussey Street, Mixed Use