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PAUL COREY, VICE CHAIR
STEVEN DAVEY, CLERK
JOHN HAVEN, RLA, ASLA
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TOWN OF DEDHAM COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW ADVISORY BOARD MINUTES WEDNESDAY, FEBRUARY 11, 2014, 7 P.M. LOWER CONFERENCE ROOM



PRESENT: MOLLIE MORAN, CHAIR
PAUL J. COREY, VICE CHAIR
STEVEN R. DAVEY, CLERK
JOHN HAVEN, RLA, ASLA
BRYCE GIBSON
RICHARD J. MCCARTHY, JR., PLANNING DIRECTOR

Ms. Moran 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. Davey arrived at the meeting at 7:07 p.m., at which time he represented the application for Masters Self Defense and did not sit as a board member. He resumed his place on the Board for the last hearing at p.m.

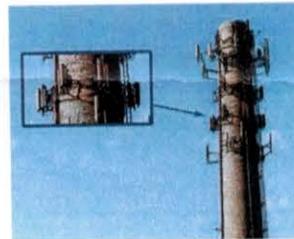
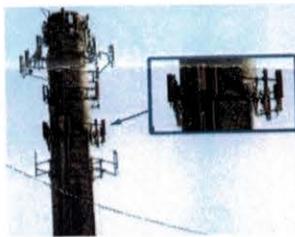
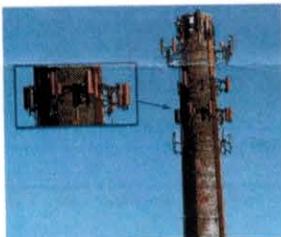
APPLICANT:	Bell Atlantic Mobile of Massachusetts Corporation, Ltd., d/b/a Verizon Wireless
PROJECT ADDRESS:	8 Industrial Way, Dedham, MA
PROPERTY OWNER/ADDRESS:	Hurley/Readville Realty Co., LLC, c/o Arthur Hurley, 2500 Washington Street, Boston, MA 02119
CASE #:	DRAB-01-14-1778
ZONING DISTRICT:	LMA
DATE OF APPLICATION:	December 17, 2013
APPLICANT REPRESENTATIVE:	Daniel Klasnick, Duval & Klasnick, 210 Broadway, Suite 204, Lynnfield, MA 01940
PROPOSAL:	Antenna modification for existing smokestack installed wireless communications link
MATERIALS SUBMITTED:	Design Review Advisory Board application Narrative prepared by Daniel Klasnick Letter of authorization from Arthur J. Hurley III, Hurley/Readville Realty Co., LLC Site plan Photo simulations, existing and proposed conditions Panel antenna specifications

APPLICANT:	Bell Atlantic Mobile of Massachusetts Corporation, Ltd., d/b/a Verizon Wireless
PROJECT ADDRESS:	200 West Street, Dedham, MA
PROPERTY OWNER/ADDRESS:	Hurley/Readville Realty Co., LLC, c/o Arthur Hurley, 2500 Washington Street, Boston, MA 02119
CASE #:	DRAB-01-14-1779
ZONING DISTRICT:	Single Residence A
DATE OF APPLICATION:	December 17, 2013
APPLICANT REPRESENTATIVE:	Daniel Klasnick, Duval & Klasnick, 210 Broadway, Suite 204, Lynnfield, MA 01940
PROPOSAL:	Antenna modification for existing wireless communications link
MATERIALS SUBMITTED:	Design Review Advisory Board application Narrative prepared by Daniel Klasnick Letter of authorization from Bruce Nicholson Site plan Photo simulations, existing and proposed conditions Panel antenna specifications

The meeting began at 7:00 p.m. Mr. Davey was not present. Mr. Klasnick presented the applications for Verizon Wireless for 8 Industrial Way and 200 West Street. The changes are being done as part of Verizon's continuing roll-out of 4G service.

8 INDUSTRIAL WAY

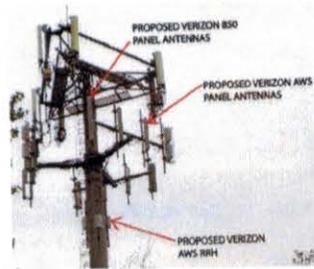
The proposed replacement antennas will be mounted at 109 feet above ground, and will not extend higher than the height of the 150 foot smokestack or cause an increase in the required setback. There will be no increase in the number of antennas. Verizon proposes removal of six antennas from the facility and installation of six new antennas with three new remote radioheads/DC surge protectors and additional cabling on the smokestack. All antennas will be painted to match the existing equipment and will be consistent with the dimensions of the existing antennas.



200 WEST STREET

The proposed replacement antennas will be mounted at 43 feet above ground on the existing 50 foot telecommunications tower, and will not extend higher than the existing tower or cause an increase in the required setback. There will be no increase in the number of antennas. Verizon proposes removal of six antennas from the facility and installation of six new antennas with three new remote radio heads/DC surge protectors and additional

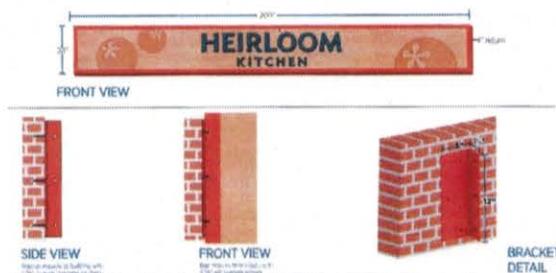
cabling on the telecommunications tower. All antennas will be at the same height and the remote radioheads will be below the antenna array. They will be designed to match the existing equipment and will be consistent with the dimensions of the existing antennas.



Mr. Corey made a motion to approve the application for 8 Industrial Way as presented, seconded by Mr. Haven. The vote was unanimous at 4-0. Mr. Corey made a motion to approve the application for 200 West Street as presented, seconded by Mr. Haven. The vote was unanimous at 4-0. This meeting ended at 7:04 p.m.

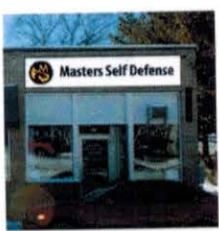
APPLICANT:	Heirloom Kitchen
PROJECT ADDRESS:	125 Washington Street, Dedham, MA
PROPERTY OWNER/ADDRESS:	Petruzziello Properties, LLC, 21 Eastbrook Road, Dedham, MA
CASE #:	DRAB-12-13-1773
ZONING DISTRICT:	Highway Business
DATE OF APPLICATION:	January 30, 2014
PROPOSAL:	Amendment to DRAB decision to include external illumination of wall sign
MATERIALS SUBMITTED:	Petition letter from Gerald M. Coakley

The meeting began at 7:04 p.m. Mr. Davey was not present. The signage for Heirloom Kitchen was approved on January 8, 2014. Mr. Coakley planned to internally illuminate the wall sign at 125 Washington Street. He has since found it to be too expensive, and wants to put in recessed lighting in the soffit to provide adequate lighting. The sign would be exactly like the signs on the Eastbrook Road side of the building, and there would be no design or style changes otherwise. His landlord has reviewed the proposal and has agreed to it.



Mr. Corey made a motion to approve the change as presented, seconded by Mr. Gibson. The vote of the Board was unanimous at 4-0. This meeting ended at 7:06 p.m.

APPLICANT:	Masters Self Defense
PROJECT ADDRESS:	63 Cedar Street, Dedham, MA
PROPERTY OWNER/ADDRESS:	George Theos, 16 Carter Street, Foxboro, MA 02043
CASE #:	DRAB-01-14-1786
ZONING DISTRICT:	Local Business
DATE OF APPLICATION:	January 31, 2014
APPLICANT REPRESENTATIVE:	Maureen Sargent, owner Mollie Moran, AIA, 18 School Street, Dedham, MA Steven Davey, 31 Lewis Lane, Dedham, MA
PROPOSAL:	Wall, door, and blade signage
MATERIALS SUBMITTED:	DRAB application Petition statement from Maureen and Eric Sargent, 63 Cedar Street, Dedham, MA Letter of permission from George Theos, building owner Renderings of proposed signage



13'9" x 2'9"
37.8 sq. ft.



Approximately 3' x 2'
6 sq. ft.



Approximately 3 ft. in diameter
7.1 sq. ft.

Ms. Moran and Mr. Davey recused themselves from this meeting because they were involved in design of the signage. Mr. Corey assumed the role of chair. The meeting began at 7:07 p.m. Mr. McCarthy said that the blade sign can be moved up for appropriate clearance of at least 10 feet. Ms. Sargent will need to go to the Zoning Board of Appeals for the square footage proposed. Mr. Corey said there is no problem putting up a blade sign because the business is at the end of the building. He suggested putting the large sign on the end of the building and putting the blade sign over the front door, thus negating the need to go to the Zoning Board of Appeals. Mr. McCarthy said the sign would still be viewable from Cedar Street, so it would count toward overall signage allowed. Mr. Corey disagreed, saying the frontage would be on Dartmouth Avenue, which would not need to go to the ZBA. There would be better signage coverage coming down both Cedar Street and Dartmouth Avenue. Ms. Sargent had an issue with that because the sign in the front would be viewable to all patrons, and she prefers having a sign on the front of the building. The blade sign would just be decorative and does not convey any information. Mr. McCarthy said that the blade sign

needs to be at least ten feet from the ground, and the issue is more of positioning when mounted. The overall amount of signage for the building is above the linear feet allowed.

There was extensive discussion regarding the rest of the signage on the building. The building owner has never put together a sign package so each tenant would know exactly what they were allowed. There is an enforcement issue with regard to window signage for the Convenience Store, but even if everything in the window was cleaned up, its wall sign is still too large at 57 square feet. They are also allowed to have 25% window coverage.

Ms. Sargent could either go to the Zoning Board of Appeals for a waiver from the Sign Code or move the sign around the corner. If she leaves it in front of the store, it is only seen from one street; if it is moved, it is seen from two streets. As noted, she is not in favor of moving the sign. Mr. Corey suggested using the blade sign instead of the wall sign, making it a little bigger with the business name, but she said she cannot make it big enough to make it readable. Mr. Haven wondered if, based on the building and the allowable square footage of about 24.5 square feet, the wall sign could be smaller. The rendering was flush with the windows; another was two feet smaller on each side. He liked this proportion better aesthetically. As far as another tenant is concerned, the landlord would need to deal with that and the window signage at the Convenience Store.

The conclusion was that Ms. Sargent could do a 10' x 2' sign with the window signage without going to the Zoning Board of Appeals. Mr. Gibson agreed with the scale of the sign. The next tenant signage would be a landlord issue. If the blade sign is not part of this phase of signage, perhaps it could be included in a ZBA submission with the other tenant's signage. It cannot be done now without going to the ZBA. Mr. Haven suggested that she bring this up with the landlord when/if a new tenant comes in. Ms. Moran said that the landlord should put together a sign package.

Mr. Haven made a motion to approve the 2' x 10' wall sign as presented and the window signage as presented, with the recommendation that the building owner prepare a sign package for the other tenant. Ms. Sargent said that someone has already moved into that space but has no signage at this point. Mr. Gibson seconded the motion. Mr. Corey asked that the recommendation regarding a sign package and the landlord be deleted. He recommended that the Board vote unanimously to write a letter to the Building Department and the landlord outlining the problem that is there now and asking for cooperation in helping to lessen the burden on the tenants, both the ones already there and any future tenants. The vote of the Board was unanimous at 3-0. It should be noted that the Board did not vote on the blade sign. This meeting ended at 7:31 p.m.

APPLICANT:	Gulf Brand Conversion
PROJECT ADDRESS:	2 Washington Street, Dedham, MA
PROPERTY OWNER/ADDRESS:	Hadbro 1997 Realty Trust, c/o Calasic Carwash, 5330 Washington Street, West Roxbury, MA 02132
CASE #:	DRAB-01-14-1787
ZONING DISTRICT:	Local Business/Single Residence B
DATE OF APPLICATION:	January 27, 2014
APPLICANT REPRESENTATIVE:	Albert E. Whiting, Ready Imaging, Inc., 68 Loomis Street,

Manchester, CT 06042-2755
Bob McConnell, representative from Gulf Oil
Sam and George, S & B Express, lessees
Glen Hadayia, property owner, Hadbro Realty Trust

PROPOSAL:

New signage for gas station

MATERIALS SUBMITTED:

DRAB application

Letter of permission from Glen Hadayia to allow Mr.
Whiting to be representative

Renderings of existing and proposed signage

This meeting began at 7:32 p.m. Ms. Moran and Mr. Davey rejoined the meeting as board members. Mr. Whiting gave the Board a handout of what they are proposing. The front page explains the scope of work. The site is now closed, but will reopen as a Gulf brand.

Pylon Sign:

1. Replacement of 7' x 7' King cabinet with an LED illuminated 6' x 6' Gulf cabinet on Washington Street.
2. Replacement of two existing price faces with an LED illuminated 4' x 5' faces (regular cash and diesel cash) for which a waiver from the Zoning Board of Appeals will be required
3. Installation of a 1'8" x 5' illuminated "Gulf Express" cabinet for which a waiver from the Zoning Board of Appeals will be required
4. Installation of a new 2' x 5' electronic message board to advertise things in the store, cigarette sales, etc. It will not flash or scroll, and will not be animated.
5. Total removed: 80 square feet. Total proposed: 74.3 square feet

Gas Island Canopy:

1. Installation of two illuminated Gulf signs, each 21 square feet for a total of 42 square feet
2. Replacement of canopy fascia with Gulf brand fascia, painting it with gloss enamel, removing mold, and power washing, and new dispensers underneath
3. Changing gulf signs as shown in the handout
4. The Gulf sign that extends above the canopy will be replaced by a cropped version and will not extend above the canopy.

Kiosk Building:

1. Installation of illuminated 2'6" x 8'4" "Gulf Express" sign for which a waiver from the Zoning Board of Appeals will be required
2. Installation of Gulf fascia on three sides of the kiosk
3. Total square footage: 20.8 square feet

The lessees said they will plant whatever DRAB wants under the pylon. They will use six-inch plants, but no evergreens. It should be something that will not block the sign. They usually plant mums in the fall. The Applicant will power wash the kiosk building, but they do not plan to paint it. Mr. Davey was concerned about the internal illumination pointing toward residences. There is illumination on each side of the canopy, one that faces Washington Street and one that faces Oak Street. Mr. McCarthy said they may have to go to both the Zoning Board of Appeals and the Planning Board, as the lighting may trigger

review. He requested that the Applicant submit a photometric plan for their review with the Planning Board. He will discuss this with Assistant Building Inspector Fred Johnson.

The Applicant will need to go to the Zoning Board of Appeals for waivers for the internally illuminated signs and the allowable amount of signage. Mr. Davey's only issue is the signs on the sides of the canopy because of the proximity to residences. He asked the Applicant if these could be eliminated. Mr. Whiting said the signs are not that bright; they glow more than they put out light. Mr. Davey cautioned them that the Zoning Board of Appeals may not approve it and require them to return to the Design Review Advisory Board. Ms. Moran said that the pylon is very visible, and asked how important it would be to have illuminated signage on the canopy. Mr. Whiting said that they could live without the canopy lighting, but the sign cannot be seen in the wintertime when it gets dark so early. There will be lighting underneath the canopy that will glow. Mr. Corey said that the lighting on the Oak Street side should be eliminated. Ms. Moran said the Board could make a recommendation to remove the lighting on the canopy, but the Zoning Board of Appeals may feel differently. Mr. Corey said they have discussed the options to make sure the neighbors are protected visually. There will be brightness no matter what. Mr. McCarthy said they are approximately 22 square feet over what is allowed on Washington Street. Oak Street is fine. He explained how he calculated the amount of signage.

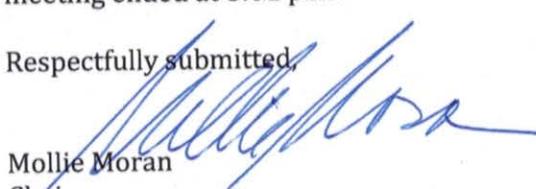
Mr. Corey made a motion to approve the application as presented with the elimination of the Oak Street lighting on the canopy and a recommendation to the ZBA to approve the overage in square footage. Mr. Haven seconded the motion. Mr. Davey asked for clarification; the Board would approve illumination of everything except the sign facing Oak Street. The vote was unanimous at 5-0. Mr. Whiting asked if it would make sense, since it was recommended that one sign not be illuminated, to ask the ZBA for illumination of both signs. Mr. Corey was of the opinion that ZBA would look favorably upon the fact that that the Applicant agreed to less lighting for the neighborhood. The meeting ended at 7:56 p.m.

REVIEW OF MINUTES

Ms. Moran said she did not receive the minutes that Ms. Webster mailed to the Board, although the other members did. Mr. Davey made a motion to approve the minutes from December 4, 2013, seconded by Mr. Corey. The vote was unanimous at 4-0; Mr. Gibson did not vote because he had not yet joined the Board. Mr. Davey made a motion to approve the minutes from January 8, 2014, seconded by Mr. Haven. The vote was unanimous at 3-0; again, Mr. Gibson did not vote because he had not yet joined the Board, and Ms. Moran did not vote because she was not present for that meeting.

Mr. Corey made a motion to adjourn, seconded by Mr. Davey. The vote was unanimous. The meeting ended at 8:01 p.m.

Respectfully submitted,


Mollie Moran
Chair
Design Review Advisory Board