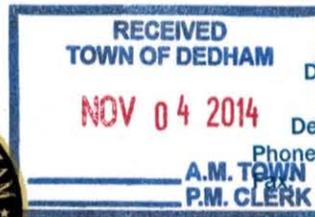
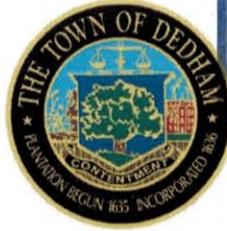


Paul J. Corey, Chair
John Haven, RLA, ASLA, Vice Chair
Steven Davey, Clerk
Mollie Moran, AIA
Bryce Gibson

Richard J. McCarthy, Jr.
Director of Planning
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TOWN OF DEDHAM COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW ADVISORY BOARD MINUTES Wednesday, October 1, 2014, 7 p.m., Lower Conference Room

Present: Paul J. Corey, Chair
John Haven, RLA, ASLA, Vice Chair
Mollie Moran, AIA
Bryce Gibson
Richard J. McCarthy, Jr., Planning Director

Mr. Corey 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 late to the meeting.

Applicant:	J & A Auto Repair, LLC
Project Address:	35 McDonald Street, Dedham, MA
Property Owner/Address:	DiStefano Family Trust, 27 Winstead Avenue, Dedham, MA
Case #:	DRAB-09-14-1885
Zoning District:	LMA
Date of Application:	September 18, 2014
Applicant Representative:	<ul style="list-style-type: none">• Angel Pastrana, owner, 1004 River Street, Hyde Park, MA• Eric McSheffrey, Shop Foreman
Proposal:	Wall sign
Materials Submitted:	<ul style="list-style-type: none">• DRAB application• Rendering of proposed wall sign

Mr. Corey said there is no letter from the landlord authorizing Mr. Pastrana to put the sign up. Mr. McCarthy said they will get one and bring it in.

Mr. Pastrana brought in pictures of the front of the building. The new sign will be about a foot taller than the existing sign, and centered over the door. Mr. Corey suggested it go to the right a bit more. Ms. Moran said the lettering on the sign was hard to read because there is a line through the address and phone numbers. Mr. Corey suggested changing the font to make it more legible. Mr. McCarthy said the sign is already made. Mr. Haven also said that the fax number could have been left off since one number is easier to see. Mr. Pastrana said

that the letters are not painted, but are likely a vinyl applied to the sign. Mr. Corey suggested asking the sign company if these could be taken off. Mr. Pastrana said they cannot take it off.

Mr. Haven made a motion to approve the signage as shown, seconded by Ms. Moran. The vote was 2-2 as follows: Mr. Haven - no; Ms. Moran - yes; Mr. Gibson - no; Mr. Corey - yes.

Note: While this transcription was being done, Mr. Pastrana supplied a letter from the landlord in support of his sign.

Applicant:	DeSario Training Systems, Frank DeSario, owner
Project Address:	569 High Street, Dedham, MA
Property Owner/Address:	Paul E. Sivacek et al and Edward M. Sivacek, TC, 522 Avalon Drive, Hull, MA 02045
Case #:	DRAB-09-14-1888
Zoning District:	Central Business
Date of Application:	September 19, 2014
Applicant Representative:	<ul style="list-style-type: none">• Amy Haelsen, Director, Dedham Square Circle, P.O. Box 593, Dedham, MA 02027• Frank DeSario, 111 Pacella Drive, Dedham, MA
Proposal:	Wall signage
Materials Submitted:	<ul style="list-style-type: none">• DRAB application• Letter of permission from Edward M. Sivacek, 46 Corey Street, East Greenwich, RI 02818• Petition letter from Mr. DeSario• Renderings of proposed signage, property boundaries

Ms. Haelsen said that Mr. DeSario has changed the name of his business and needs to install a new wall sign. The existing awning will be removed and replaced by three silver PVC panels, each measuring 3' x 3.' for a total size of 1.5 feet x 6 feet. There will be a separation between signs for a few inches. There would be a 1.5' X 5' black sign attached to the silver panels, and the letters would be raised. There is black marble above the awning, which would remain. Mr. Haven said that the black background is a façade improvement and not part of the sign because it is covering up plywood. An existing light fixture would also stay. The existing window signage is gone. It should be noted that the size of the proposed sign is different from that noted in the petition letter.

Removal of the awnings seems to be a trend. Storefronts have opened up and businesses have seen an increase in natural light. The allowable square footage for the entire building is 65 square feet. DeAngelo's does not have a wall sign, just the awning, which has signage on it. There was discussion about signage on awnings and whether awnings were considered part of the square footage. Mr. McCarthy will check to see if the wall area is needed because a sign on an awning does not count toward wall area. If he does not need the wall area, he might not have to go to the Zoning Board of Appeals. This discussion went for quite some time. It was difficult to hear because there were many people talking at the same time.

Ms. Moran made a motion to approve the signage as shown, and that Mr. McCarthy work with Mr. Cimeno to see if there is a way that they do not have to go to the Zoning Board of Appeals. Mr. Gibson seconded the motion. The vote was 4-1, with Mr. Corey voting no.

Applicant:	Div CCM Rustcraft, LLC, c/o The Davis Companies
Project Address:	100 - 280 Rustcraft Road, Dedham, MA
Property Owner/Address:	Div CCM Rustcraft, LLC, c/o the Davis Companies, 125 High Street, 21 st Floor, Boston, MA 02110
Case #:	DRAB-08-14-1879
Zoning District:	RDO
Date of Application:	
Applicant Representative:	<ul style="list-style-type: none">• Peter A. Zahka II, Esq., 12 School Street, Dedham, MA• Enrique Bellido, Senior VP of Development, Davis Companies, 125 High Street, Boston, MA 02110• Stephen Schram, AIA, NCARB, Project Architect, Spagnolo Gisness & Associates, 200 High Street, Boston, MA 02110• Brian Bishop, Senior Property Manager, the Davis Companies, 125 High Street, 21st Floor, Boston, MA 02110• Matthew Mrva, Project Engineer, Bohler Engineering, 352 Turnpike Road, Suite 201, Southborough, MA 01772
Proposal:	New building

Mr. Zahka was not present for the scoping session. He said that he received an e-mail from Mr. McCarthy with comments regarding landscaping. These have been incorporated into the plans, which he showed the Board.

General Dynamics will be moving into the east side of the building. Tenants are being relocated from the east side to the west side. The existing two-story building is being brought down to one story, and is being shrunk by about 80,000 square feet. It will be basically office and extensive computer use. There were ten nonconformities in the parking plan, two of which, both landscaping, cannot be fixed. They will be requesting a waiver for these. The entire site will otherwise be brought up to today's code.

The Applicant has added approximately 1,000 trees, and incorporated the Board's suggestions for landscaping. Water quality will also be significantly improved. They will meet with the Planning Board on October 9, 2014, for site plan review. They have done a traffic report, which should be done by the end of the week, although they are not required to do so. This may tweak the site plan a bit.

The east side of the building is in the process of being demolished, which requires moving the tenants. However, there is now no way to get into the building. The plan shows new handicapped compliant entrances for which they will need approval. Both the Planning Board and the Building Commissioner are fine with this work being done now while the site is under

review. Building permits are pending DRAB's review. After that is done, they focus on the west end of the building, where there will be the most work.

Exterior Work: There will be a new entrance, vestibule, and ADA ramp in front of all three spaces. A ramp will be added so that trucks can drive into the warehouse to load. There will be three entrances, and windows will be added. The new façade on the east side will be similar. Window materials will be anodized aluminum. The color of the new vestibule color has not been selected. Samples were shown, as were locations. No signage is expected.

At the east end of the building, the square footage of the building will be reduced by taking down the second floor; it will go from 220,000 square feet to 131,000 square feet. The first floor will be stripped down to the basic structure. There will be a new roof and roof deck, and re-clad the entire building. New entrances will be added with the primary entrance on the north façade. On the north side, the façade goes from brick to brick and metal panel, then just metal panel until it wraps around to the south end, where the combination begins again. They propose a combination of ribbed metal panels on the north and east façade, then flat panels elsewhere. The color has not been selected. Samples were shown.

With regard to the north front entrance, they are trying to mitigate General Dynamic's desire for a more modern façade, although they have requested brick, and the neighborhood's desire for brick as remnants of the existing building. There will be a brick façade and a metal panel system, which will represent the columns of the original building. They have not selected the brick, but it will not be solid colored; there may be a different color in it. There will be a canopy over the entrance. Signage has not been discussed, although General Dynamics may not want their name there. There will be lighting around the loading dock for safety purposes and for entrances and ramping. It will be directional down and will be just for safety. There will be down lights at the entry under the canopy. They will not be lighting the face of the building.

Parking Requirements: Parking was one of the nonconformities, and will be brought into conformity.

Landscaping: They have tried to incorporate Mr. Haven's comments, including additional landscaping along the foundation of the new building, extending the landscape bed from the building to allow two rows, and adding trees into the islands. Mr. Haven made some additional suggestions at this meeting. Most of the lighting will remain as is. They are providing new pole lights in the front.

Traffic Study: The traffic study goes from East Street to Providence Highway, and down Central Avenue to check for cut-through traffic.

Mr. Davey made a motion to approve what has been presented to date, seconded by Ms. Moran. The vote was unanimous at 5-0.

Applicant:	Little Sprouts
Project Address:	280 Bridge Street, Dedham, MA
Property Owner/Address:	Bridge Street Realty Trust, c/o Keypoint Partners, 1 Burlington Wood Drive, Burlington, MA 01803
Case #:	DRAB-09-14-1887
Zoning District:	General Residence
Date of Application:	September 16, 2014
Applicant Representative:	None
Proposal:	Wall, directional, and window signage
Materials Submitted:	<ul style="list-style-type: none"> • DRAB application • Letter from Alicia Busconi, Vice President, Bridge Street Realty Trust, c/o Keypoint Partners, 1 Burlington Wood Drive, Burlington, MA 01803 • Renderings of proposed signage • Photograph of existing conditions

Mr. McCarthy reviewed the application for the Applicant. He had told Pat Forbes to come, but she did not come.

The Applicant will be going before the Zoning Board of Appeals for a waiver from the Town of Dedham Sign Code because their proposed signage is in a residential zoning district, the wall sign because it is above the second floor window, and the directional signs, which are considered pylon signs and their name is on them. The building is for sale, and the landlord will not allow them to put a directional sign on Bridge Street, although this would be ideal. The wall sign is on the back building on the site, and will be difficult to see.

Mr. Corey suggested that the Applicant hold off on the wall sign until the building is sold, and see if the new owner would be more willing to be participatory with them and go along with something in the front. He said that it would not be worth spending the money if no one was going to see it. Mr. McCarthy said the Applicant is convinced that the location of the sign on the building works for them; he is not convinced. Directional signs are definitely necessary. Ms. Moran suggested a small monument sign because everyone in the building could be on it. Mr. Corey said that would be ideal. Mr. Gibson said that the wall sign makes sense even if they have a monument sign. Ms. Moran agreed.

Ms. Moran made a motion to approve the signage as presented, seconded by Mr. Davey. The vote was 4-1, with Mr. Corey voting no.

OLD/NEW BUSINESS

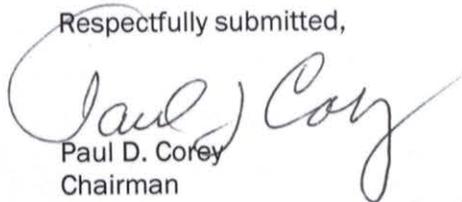
Review of Minutes, September 3, 2014: Ms. Moran did not vote on these minutes since she was not present for the meeting. Mr. Corey asked for a correction to the sentence regarding the Zoning Board of Appeals (top of page 3). Mr. Gibson made a motion to approve the minutes as corrected, seconded by Mr. Haven. The vote was unanimous at 4-0.

Update on Sign Code: Mr. McCarthy met with the Bylaw Review Committee on September 10, 2014. They discussed formatting the Sign Code in a way so that Town Meeting has an idea of what is being changed. The Board needs to work on since there is quite a bit of

change, i.e., sections moving back and forth and various changes. The Board needs to make the code as smooth as it can be for Town Meeting. Town Counsel also had some additional comments about defining various things because some things overlap. The decision was to work through these changes for the Spring Town Meeting. The deadline for that is in February 2015. The Bylaw Review Committee will deal with this, not the Planning Board. Once the Board decides on any changes, it goes to the Bylaw Review Committee for review and recommendation, then to Town Meeting. The Bylaw Review Committee is meeting on October 30, 2014, to make its presentation to the Board of Selectmen. Mr. McCarthy said his goal to work on more changes to go to the committee is October 30, 2014. Discussion regarding meeting dates took place with the Board and the Bylaw Review Committee. The Board will meet on November 5, 2014. Mr. Corey suggested meeting with Mr. McCarthy to put language together.

Mr. Davey made a motion to adjourn, seconded by Mr. Gibson. The vote was unanimous at 5-0. The meeting ended at 8:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Paul D. Corey". The signature is written in black ink and is positioned above the printed name and title.

Paul D. Corey

Chairman

Town of Dedham Design Review Advisory Board