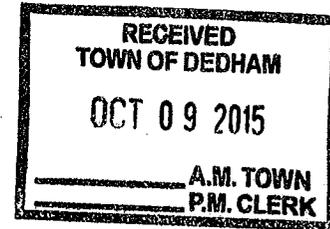


Dedham Master Plan Implementation Committee
Meeting August 31, 2015
Town Hall, Lower Conference Room



Present

Shaw McDermott, Ryan McDermott, Laura Timmins, Fred Civian, Jessica Porter
Rich McCarthy, Planning Director, John Sisson Economic Development Coordinator

Meeting was called to order at 7:05.

1. Discussion and recommendation of East Dedham Revitalizations Committee Fall rezoning proposal
 - a. Would rezone several properties along Milton St/Bussey St corridor from either general residence or general business to Central business zone with goal of making it more attractive for redevelopment
 - i. More generous floor area ratio, setbacks are smaller and more conducive to a village feel.
 - b. This proposal is consistent with ideas from East Dedham Charrette and goals of Arts Overlay District
 - c. This is a new proposal: last Spring TM voted to rezone several properties to General Business, along High Street corridor in particular
 - i. This is more suitable to a business center: higher density, more flexibility
 - d. One note that CB does not allow for recreational uses such as boat launch, but given proximity to mother brook it might be useful to add another zoning change which changes those recreational uses as possible by special permit in the CB district.
 - e. Public meetings are scheduled for this week, PB to review September 10. Warrant closes September 11
 - f. Question of whether these changes might be easier to consider and fully vet with more time, such as for Spring Town Meeting
 - g. Committee voted unanimously in support of the following endorsement: **The Master Plan Implementation Committee endorses the goals and planning objectives of the proposed rezoning, encourages consideration of water based access to Mother Brook, and will evaluate the Planning Board's rezoning motion to Town Meeting at a later date.**
2. Discussion of Next Steps for Transit Oriented Development/Dedham Corporate Center
 - a. Mr. McCarthy provided a recap of prior meetings, including some of the following points
 - i. Concerns about existing accessibility for pedestrians and vehicles on Legacy Place Blvd

- ii. Have been some concerns about different types of housing, higher density housing
- iii. Interest in preserving open space
- iv. Interest in increasing access to Wigwam Pond, connections between Rustcraft ball fields and Legacy Place.
- b. Residents of Wentworth Ave/Central Ave neighborhood shared some of their concerns (Maureen Scanlon and Ann Frasca)
 - i. Concern about additional traffic, particularly given 400 cars additional coming for General Dynamics
 - ii. No sidewalks in that neighborhood which makes the additional traffic particularly dangerous
 - iii. Sense of broken promises made by Planning Board and Legacy Place partners during that planning process.
 - 1. Residents were told there would be boardwalk around Wigwam Pond, sidewalks
 - 2. Promise of a bridge over Rustcraft to connect commuters to the train station
 - 3. Promise of efforts to alleviate traffic problems along Rustcraft
 - iv. Mr. Civian asked about the connection between Central/Wentworth and redevelopment at Providence Hwy. From land planning perspective - you get what you zone for. Right now we have no access to Wigwam. Goal is to increase that access and change what we have because the Status Quo isn't working well.
 - 1. Interesting semantics issue - reaction to the word development, TOD materials might not have made clear that part of redevelopment or development includes open space. Mr. Civian gave example of development in Boston in which has increased open space and recreation areas.
 - 2. Ideally as we change land development rules we will include provisions for more open space, better pedestrian access, need for traffic mitigation.
- 3. Discussion of Livable Dedham Fall Forum
 - a. It will be moved to the Spring
- 4. Makeup of MPIC/ filling of vacancies
 - a. Recommendation that we change makeup to be:
 - i. 1 member of Board of Selectmen
 - ii. 1 member of the Planning Board
 - iii. 1 member or designee of Finance Committee
 - iv. 1 member or designee of Sustainability Committee
 - v. 1 member or designee of Conservation Commission
 - vi. 4 members at large, 2 appointed by the Planning Board, 2 appointed by the Board of Selectmen

b. Mr. McCarthy will present these suggestions to the Planning Board and ask that they change the committee makeup. Given that they formed the committee, it has been determined that they have the authority to make this change.

5. Meeting was adjourned at 8:35