

The Board of Selectmen held a Gateway to the Manor Meeting on Thursday, October 25, 2012, at 7:00 p.m., in the Francis O'Brien Meeting Room, Town Office Building, 26 Bryant Street, Dedham, Massachusetts. Present were:

Carmen Dellolacono
Michael L. Butler
James A. MacDonald
Sarah E. MacDonald

Selectman Paul Reynolds was not present.

Also present were: William Keegan, Town Administrator, Jason Mammone, Director of Engineering and Joe Flanagan, DPW Director.

Mr. Dellolacono called the meeting to order at 7:00 p.m.

Mr. Dellolacono gave a brief overview of the previous 2008 Gateway to the Manor Project. He discussed the plans, meetings with neighbors, project design and final outcome.

Mr. MacDonald informed all that he met with Jim Maher, Manor Neighborhood Association, and neighbors this past spring. He went on to say that the neighbors have asked that the Board revisit and discuss the Gateway to Manor Project proposed in 2008 that was rejected by the neighbors at that time.

Mr. MacDonald asked Jason Mammone, Director of Engineering, to explain the proposed 2008 plan and the work that was eventually done in this location. Jim Maher commented that on behalf of the Neighborhood Association, he thanked the Board of Selectmen for having this meeting with the neighbors. Mr. Maher informed the Board that the residents want to see more improvements done to the gateway and the barrels located near Terri's Market addressed. Mr. Dellolacono asked if everyone here was from the Manor and was pro situation for this—the audience responded, yes. There were approximately 26 people in the audience.

Mr. Mammone explained the 2008 Gateway to Manor Project and geometry. He defined the enter/exit areas, the proposed reconstruction of the sidewalks, six spaces of parking area in front of Blue Jay Restaurant and the landscaped area in front of the Village Manor that either the Civic Pride Committee or the Manor Neighborhood Group would plant and maintain. Mr. Mammone informed all that in 2008, the cost for the project was \$430,000.00. Additionally, the funds were identified and could be done at that time. When project was designed Gateway Project was declined, they just did pavement management only in the Gateway location to the Town line, Hooper Road up to Louise Road, overlay of Sherman Road and other locations in the Manor in lieu of the project.

Mr. Mammone informed the residents that the cost today to do the project would be approximately 600,000.00 due to the increase in construction and fuel costs. He went on to say that every time he looks at this project, the costs go up.

Jim Maher, 22 Sherman Road, asked if the Town could save money due to the fact that some of the streets were paved. Mr. Mammone responded, no—All the streets have to be redone due to grading and geometry & drains, a complete reclamation.

Resident, Michael Lahey, asked if the design of the gateway area had safety issues. He informed all that the road was too narrow and vehicles cannot turn around. Mr. Mammone informed him that the plan calls for a standard 14' x 16' lane and is adequate.

Roseanne Shannon was concerned with the Box Trucks maneuvering their vehicle in the spots on Sprague Street. She was also concerned with the trucks parking on the side streets and asked for No Parking Signs. Mr. MacDonald informed her that parking was an enforcement issue.

Mr. Butler comment that he met, along with other Selectmen and neighbors and they had specifically asked for parking for the trucks on Sprague Street—this was one of the reasons they did not want the project constructed in 2008. Mr. Dellolacono commented that trucks park in front of Terri's Market on Louise Road and Blue Jays on Sprague Street. Mr. MacDonald thought that the trucks would be an issue—trucks might park on Hooper Road and other streets; however, he was not sure if it could be stopped. He went on to say that he hears the residents' concerns.

George Won, Owner Blue Jays Restaurant—Mr. Won was very concerned with the traffic on Sprague Street and the major concern relative to the turn-around for the trucks and Fire Trucks. Mr. Won went on to say that the road was designed to accommodate the industrial area down the road. Mr. Won commented that he sees potential problems with the Gateway to the Manor Plan. Mr. MacDonald informed Mr. Won that trucks and Fire Trucks should not be doing u-turns in this location. Mr. MacDonald discussed concerns relative to the safety risks and although it might be inconvenient, the plan will create a safer roadway. Mr. Mammone, Director of Engineering, agreed that the plan would be much safer.

Mr. Won asked if Disposal Trucks could come into his driveway. Mr. Mammone, responded, yes. Mr. Won asked about Delivery Trucks. Mr. Dellolacono asked if they currently deliver at Blue Jay Restaurant's front door—there was no response.

Dorothy Victoria, resident, asked why the Town has not placed No Parking Signs on Hooper Road. She went on to say that there are signs on Kensington Road. Ms. MacDonald commented that they can do some things relative to enforcement; however, the concern back in 2008 was that patrons of the businesses in the area felt that by implementing the proposed Gateway plan, it would be a conflict of interest and the neighbors at that time wanted to support the businesses.

Rosemary Shannon, resident, commented that the businesses and neighbors have to work with each other going forward.

George Won—Had concerns with the Parking Lot design of the Gateway Plan to be placed in front of his establishment.

Michael Lahey, resident, felt that there were safety issues with the Gateway Plan and that the concerns of Mr. Won and the neighbors were valid. Mr. Lahey asked if the 2008 Gateway Plan could be altered—he asked if this was the best design. Mr. Keegan, Town Administrator, informed him that there were multiple designs discussed before the 2008 design was presented. Mr. Keegan went on to say that the challenge for this area is the engineering and designing the area so that it fits into professional guidelines. Mr. Dellolacono asked if the Engineering Department and Conservation Commission could work together to combine their efforts with Gateway plan and the Striar Project. Mr. Butler informed him that David Field, previous Director of Engineering, had spoken with the Norwood and Westwood Directors of Engineering relative to the Gateway to Manor Plan and they concurred that this plan was it. Mr. Mammone added that presently this plan would be more expensive to construct.

Michelle Labardini, Precinct #5 Representative—Informed all that the trucks turning around in the neighborhood was a huge concern—especially if they are travelling down a side street and disrupting the neighborhood.

Ron Brock, 58 Lancaster Road, asked about the parking signs on Sprague Street and in front of the Blue Jay Restaurant. Mr. Dellolacono informed him that there was No Parking Signs on Durham Road only. Mr. Mammone commented that people feel they can park there; however, it is not striped approved—people just assume they can park in this area. Mr. Brock commented on safety and the fact that there have been numerous accidents in this area.

George Won—Asked where the Snow Plows will place the snow during storms if the 2008 plan is constructed. Mr. Maher, neighbor, informed him the plan has 6 spots—the Town must plow. Mr. Flanagan, DPW Director, commented that the DPW will remove snow in the lot.

Resident—Asked a question relative to the Striar Project and where people will cross the street. Mr. MacDonald informed him that part of the project will be to analyze the location and design the crosswalk in a safe location. He also indicated that maybe the Town will install a traffic light.

George Won—Relative to the Gateway to the Manor, Mr. Won asked why the Town would spend more money when there are other streets in the Manor that need attention—he asked that the Town beautify the area from within.

Neighbors brought to the Board's attention the Jersey Barriers at the corner of Louise & Hooper Roads Mr. Dellolacono informed all that this property is owned by Mr. Won. He went on to say that everyone

is looking for a happy solution, clean-up and to give the neighborhood consideration relative to the condition of the Jersey Barriers and property within the barriers.

Mr. Dellolacono informed all that safety, speed and the turns are real issues. He also informed the neighbors that the \$430,000.00 allocated to the 2008 Gateway Project all went toward the improvements on numerous streets throughout the Manor. Mr. Dellolacono informed the Board that this new proposed Gateway Project would have to be from found money and will not happen overnight. Mr. Mammone added that a lot of time went into planning and time went into the 2008 Gateway Project and this new proposal will take some time to accomplish.

Doherty Victoria, resident—Informed all that there is a lot more truck traffic on Sprague Street. The traffic backs up with regular vehicles and trucks beginning at 4:00 p.m. Mr. Dellolacono commented that this area is considered a cut thru.

Mr. Dellolacono informed all that the most important thing to consider at this location is safety and was concerned with crossing over to the Striar Property. Mr. Dellolacono very much wanted the neighborhood to look nice. Mr. Dellolacono informed George Won that the Jersey Barriers look terrible and that it disrespects the neighborhood. Mr. Dellolacono asked Mr. Won why anyone should care about his business.

Mr. Won informed all that going forward, he will be doing something with property enclosed by the Jersey Barriers. He mentioned that the reason he placed the Jersey Barriers up was due to legal matters—if something happened on this particular piece of property, he would be liable and sued and he had to do something. Mr. Won informed all that he could not put up a fence and did not want people walking up on to his property—the Jersey Barriers were not meant to be permanent.

Manor Neighbor—Commented that he was not condemning Mr. Won; however, he asked him to take care of his property. He went on to say that the entrance into the neighborhood is an eye sore and embarrassing. The neighbor asked Mr. Won to show some respect and care for the people who live in the neighborhood and have to pass by this property—there is trash, broken glass and debris throughout the space. This neighbor thought that the Gateway Plan would be an improvement.

Jim Maher, resident—Commented that the present situation at this location presents a safety issue. He went on to say that back in 2008, he asked David Field if he could adjust the plan. Mr. Field replied, no-- It would violate the code and could cost losing State and Federal money if violated. Mr. Maher discussed the difficulty and challenge of vehicles trying to enter into and exit the Manor Neighborhood at the Sprague Street intersection.

Mr. MacDonald reminded all of the reconfiguration of Court Street and the round-a-bout—people either love it or hate it. Mr. MacDonald also informed the neighbors that they are a few years away from revisiting this project due to the money and to keep in mind that there were different plans discussed five years ago. He discussed further the placement of the Welcome to Dedham Sign in that location, the

impact of the plan on the neighborhood, green space and mitigate with the businesses and neighbors—Mr. MacDonald was looking toward moving forward.

Michael Lahey, resident—Asked the Board what they would recommend relative to the neighbors doing their homework. He asked how the neighbors and Manor Neighborhood Group could work toward agreement so that there were no issues going forward. Ms. MacDonald suggested that the neighbors form a coalition and that a few folks work with Jason Mammone and William Keegan and then go back to the neighborhood. She was confident that if everyone works together, it will be done. Once again, she asked Mr. Lahey and group to speak with all the neighbors.

Mr. Dellolacono informed all that everyone has to have an input for it to work and that the businesses are part of the community. Mr. Dellolacono spoke about assistance from grants and their importance to a project. Mr. Dellolacono commented that he could see something happening, i.e., a small park, Welcome to Dedham Sign. Mr. Dellolacono also suggested to put together a small group to hammer out the issues. Mr. Butler added that the Board will get the minutes of this meeting out to the residents to keep them fresh.

Mr. Maher informed the Board that the Dedham Arts Project wanted to place a bunny in the Manor area; however, there was no spot to place the bunny. The Manor and Greenlodge had no bunnies due to the lack of public space.

Mr. Dellolacono did not see Joe Gaffey, Owner of Village Manor. George Won informed him that Mr. Gaffey was not for the configuration. He went on to say that during the holidays, Mr. Gaffey's lot was full and in front.

Doreen LaBrecque, resident, informed the Board that a lot of people in the neighborhood were unaware of the 2008 Plan and Project and that speaking up would affect the decision.

Dorothy Victoria—Reminded all that at the meeting to discuss the 2008 Plan, there were a lot of elder residents at the meeting and there was a lot of hostility towards George Won—She did not want there to be hostility; however, she did concur that the corner was horrible and that something needed to be done going forward.

Resident—Spoke relative to the comment that Joe Gaffey, owner of Village Manor was not for it. He went on to say that when a people walk pass the Village, Manor people smoke on the deck adjacent to the sidewalk and with the proposed green space, there would be a buffer.

Mr. Dellolacono informed the neighbors that the street was accepted for years. Moving forward, he would like to see positive improvement to the area and the Board of Selectmen will work with the neighbors and asked them to get involved. Ms. MacDonald commented that she will be happy to have working meetings and asked Mr. Maher to get together with the neighbors.

Moving forward, Mr. MacDonald asked William Keegan, Town Administrator, to place something in the Five-Year Capital Plan relative to the Gateway to the Manor Project so that all know the request is moving forward. Mr. Butler commented that there are several other projects that have been requested around the neighborhoods, i.e., Rustcraft Road Sidewalk-\$750,000; however, he asked that the Gateway to Manor Project be placed on the list.

Jim Maher was pleased that the project will be placed on the list—he will also explore the possibility of maybe doing something in conjunction with the Striar Project.

Ms. MacDonald made a motion to adjourn the meeting; seconded by Mr. Butler. **On the Vote:** Ms. MacDonald, yes; Mr. MacDonald, yes; Mr. Butler, yes; and Mr. Dellolacono, yes. (Mr. Reynolds was not present and did not vote.)

The meeting adjourned at 7:55 p.m.

This is to certify that the above is a true and accurate record of the Minutes of the Selectmen's Gateway to Manor Meeting held on October 25, 2012; which Minutes were approved on November 15, 2012.

Carmen Dellolacono, Chairman