

Designing Dedham



Master Plan Committee Meeting #14

Tuesday, February 23rd, 2021



Designing Dedham 2030

Photo: Town of Dedham

02/23/2021

Zoom Meeting Protocols

- **The meeting is being recorded**
- Please mute your audio to avoid feedback issues
- If available, please turn your video on
- Committee members if you have a question or comment, please raise your hand or unmute yourself
- Public if you have a question or comment, please use raise your hand function or type in the Q+A box



Steering Committee

Jessica Porter, Co-chair

Daniel T. Maher

Sarah MacDonald, Co-chair

Shaw McDermott

Margaret Adams Whitfield

Jay O'Brien

James Antonizick

Alix M. O'Connell

Dieckmann Cogill

Sharna Small Borsellino

Josh Donati

Scott Steeves

Nathan Gauthier

Andrew Tittler

Dan Hart

Jeremy Rosenberger, Planning Director

Justin A. Humphreys

Michelle Tinger, Planning Specialist



Committee Values and Expectations

- **Open-mindedness**
- **Respect**
- **Address conflict**
- **Organized**
- **Transparent**
- **Goal minded**
- **Respect history without fearing change**



Meeting Agenda

- **Welcome and Introductions** (5 minutes)
- **Open House #2 Recap** (10 minutes)
- **Community Engagement Update** (5 minutes)



Land Use and Zoning (90 minutes)

- MAPC Presentation – Existing Data and Analysis
 - MAPC Presentation – Survey Results
 - Facilitated Committee Discussion – Defining Topic Area Goals
-
- **Next Steps** (5 minutes)
 - **Public Comment/Adjourn** (5 minutes)

Quick Committee Ice-breaker – Jamboard

**Reflecting on the land use in Dedham,
what word would best describe what
should happen over the next 10 years?**

- **(P) Preserve** – keep the patterns that exist and reduce change.
- **(E) Evolve** – take the patterns that exist and make them better.
- **(T) Transform** – change the patterns of use and settlement that exist today.

Quick Committee Ice-breaker – Jamboard

https://jamboard.google.com/d/1SC5aI3HLErkZ-vO_a7FoQMURuQOz0zWzanuJOeM0Hk8/edit?usp=sharing

DD2030 - Dedham Land Use Overview

T Transform
E Evolve
P Preserve

Centers of employment and economic activity

1. Route 1/Old Dedham Mall
2. Dedham Square
3. Route 1 (south of Marine Rotary)
4. Sturgis Way Industrial Park
5. Legacy Place
6. Dedham Corporate Center
7. East Dedham Square
8. Milton Street industrial
9. Readville area industrial
10. Norfolk Prison

Local business districts, as determined by zoning

Map labels: Riverdale, West Dedham, Dedham Village, East Dedham, Oakdale, Greenidge Sprague Manor

Sticky notes: P P, P P, P P, P P, P P P P P P, P P P P P P P P, P P P P P P P P



Open House #2 Recap



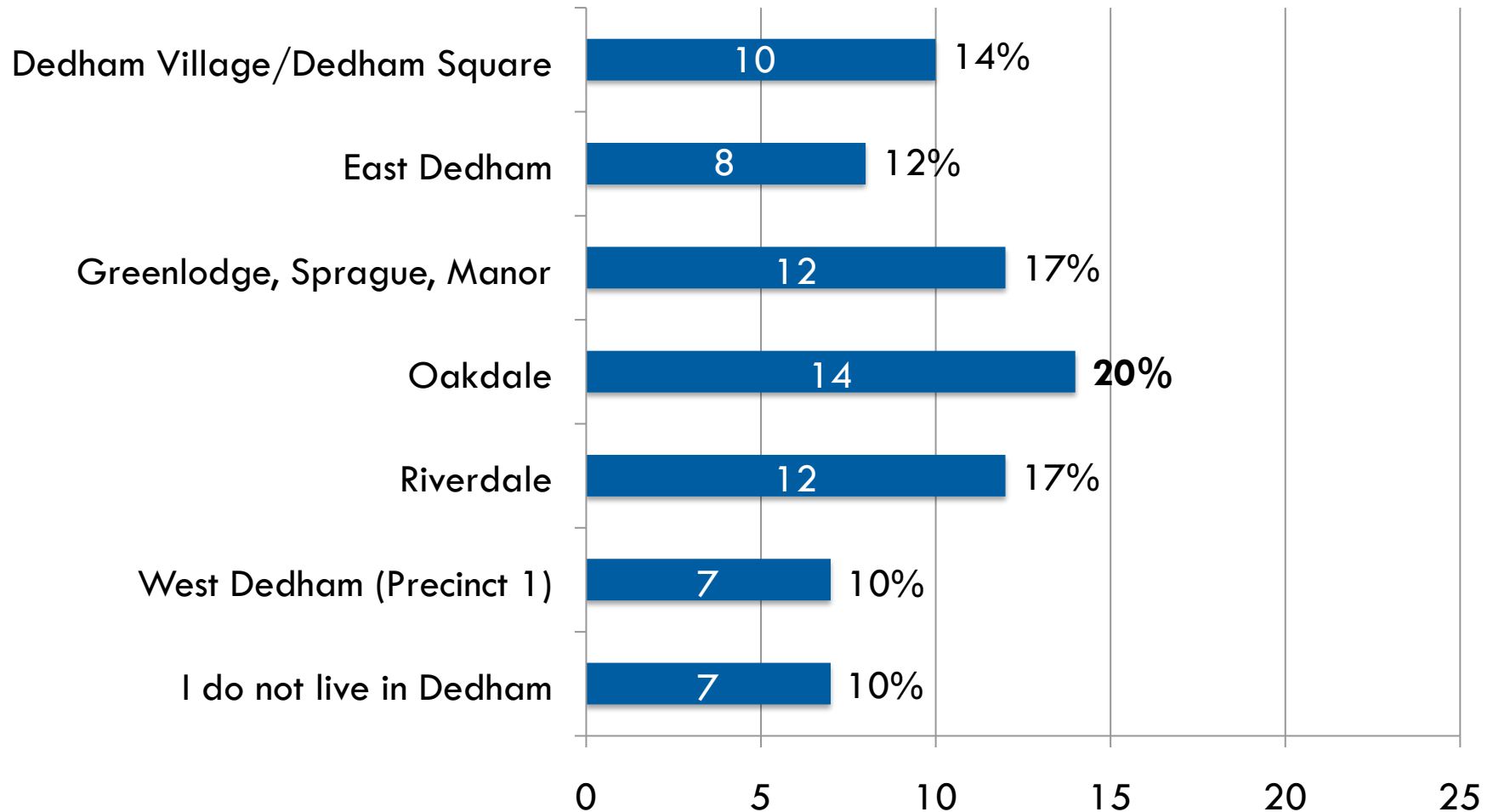
Designing Dedham 2030

Photo: Dedham Wicked Local

02/23/2021

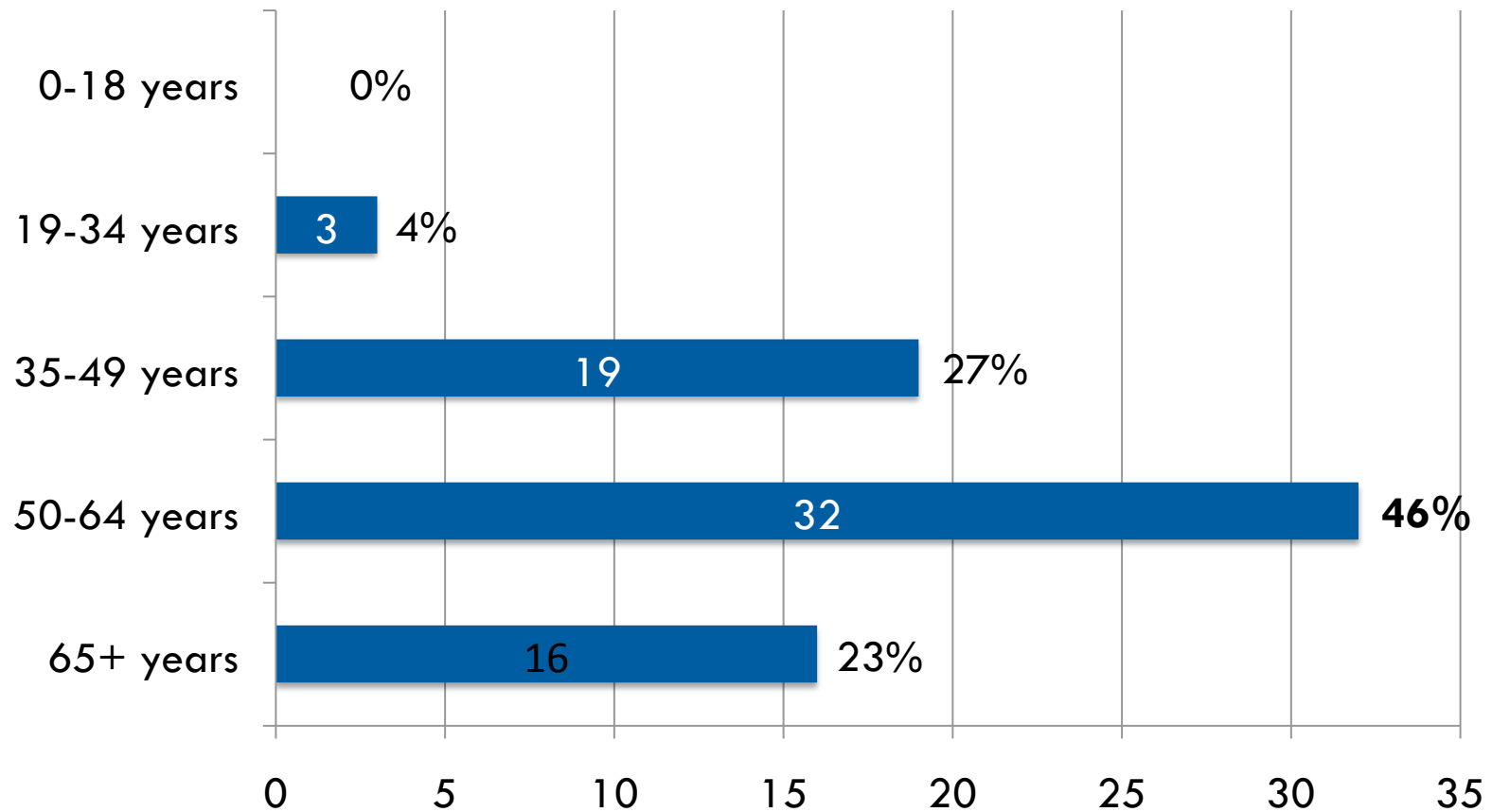
Who's out there? Poll Results

What neighborhood do you live in?



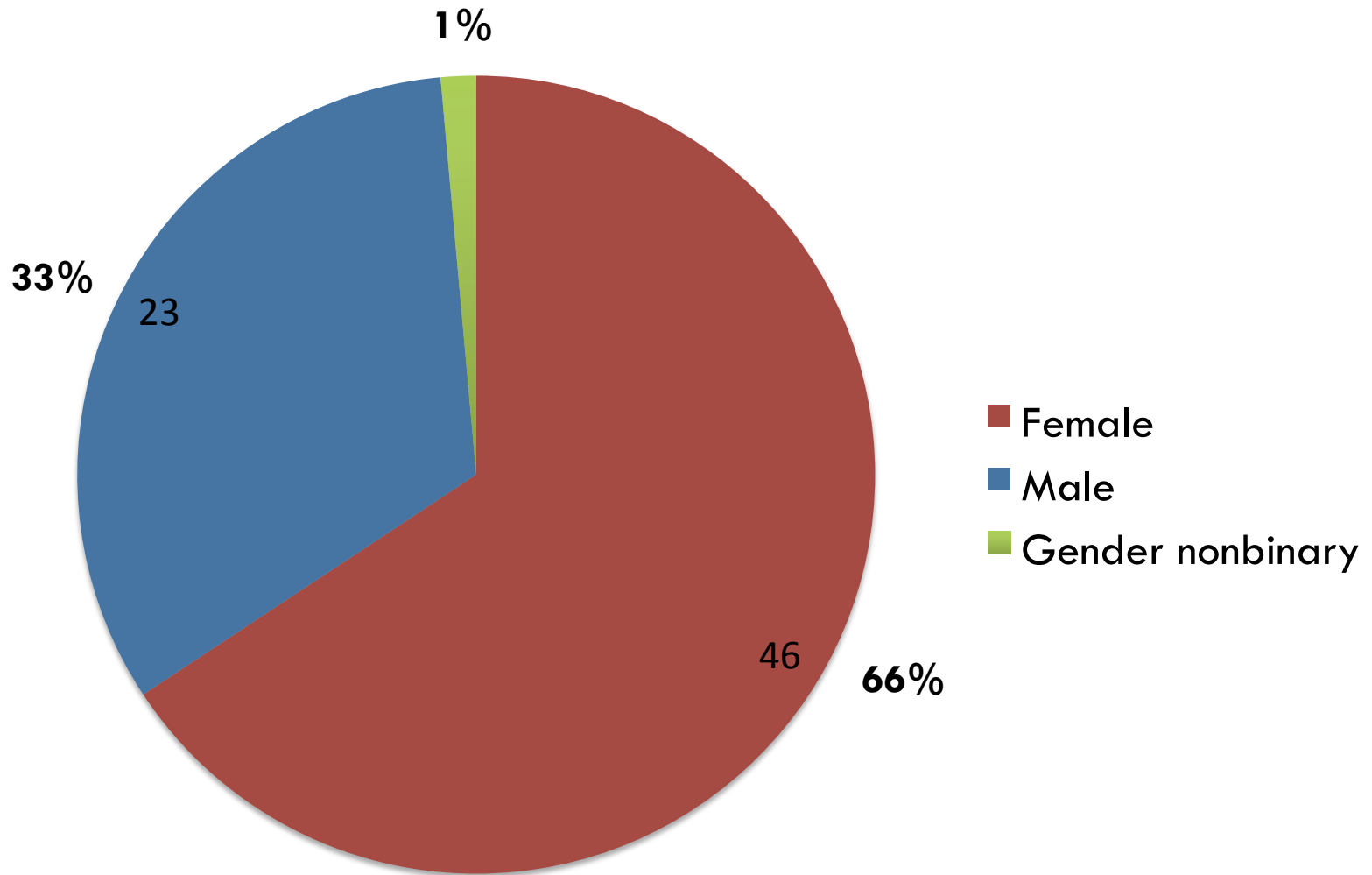
Who's out there? Poll Results

What is your age?



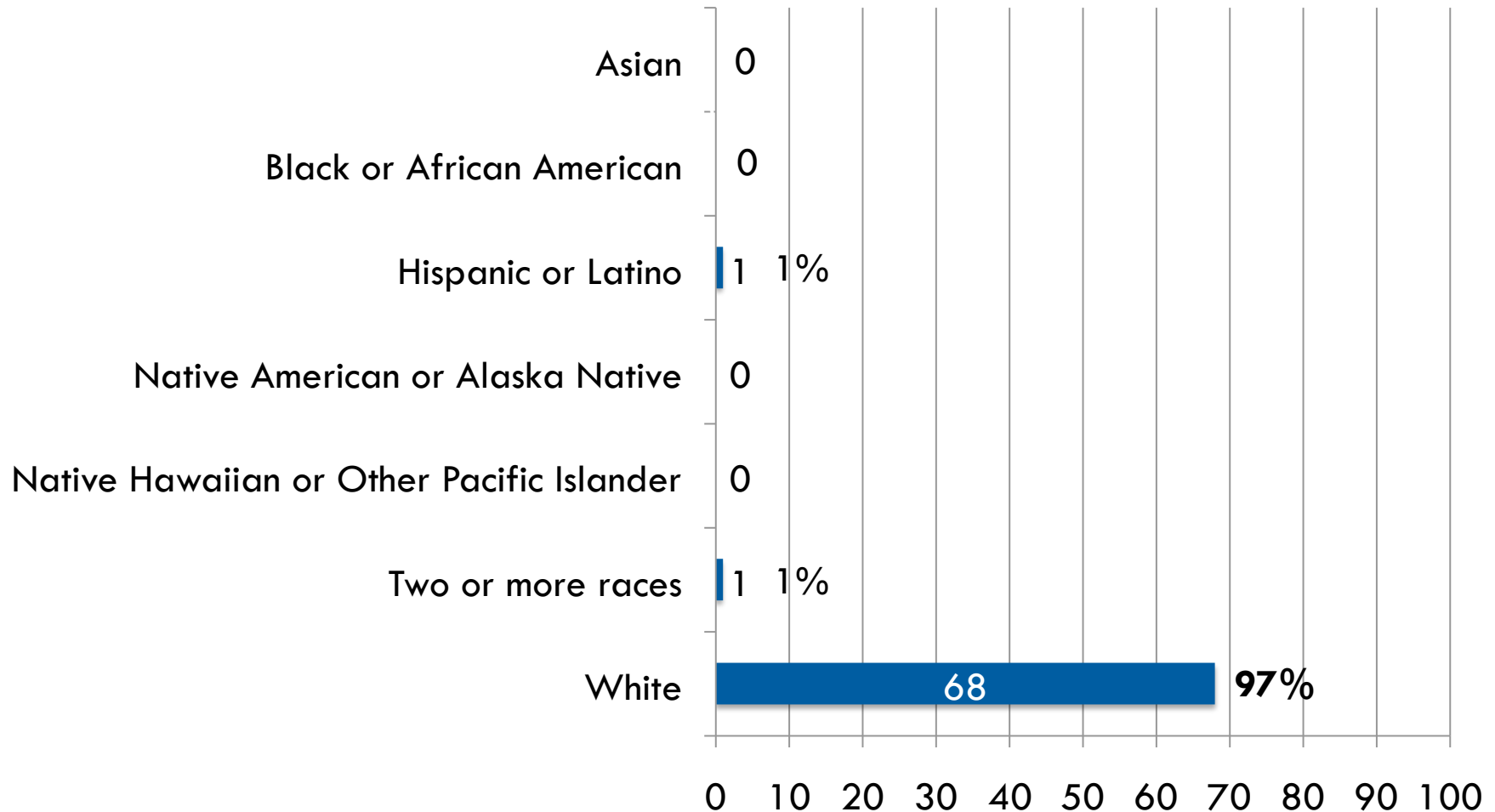
Who's out there? Poll Results

What gender do you identify with?



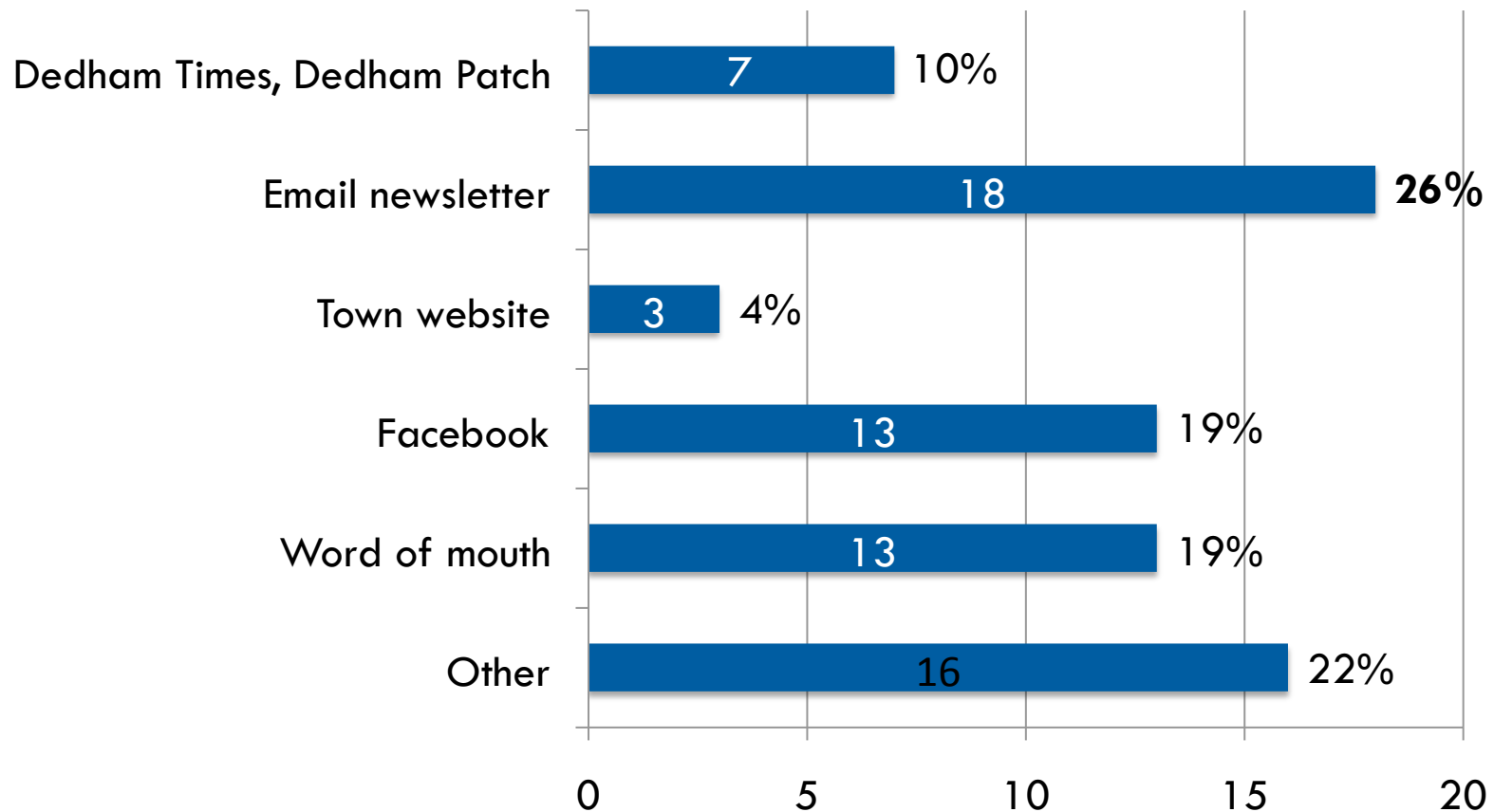
Who's out there? Poll Results

What race or ethnicity do you identify with?



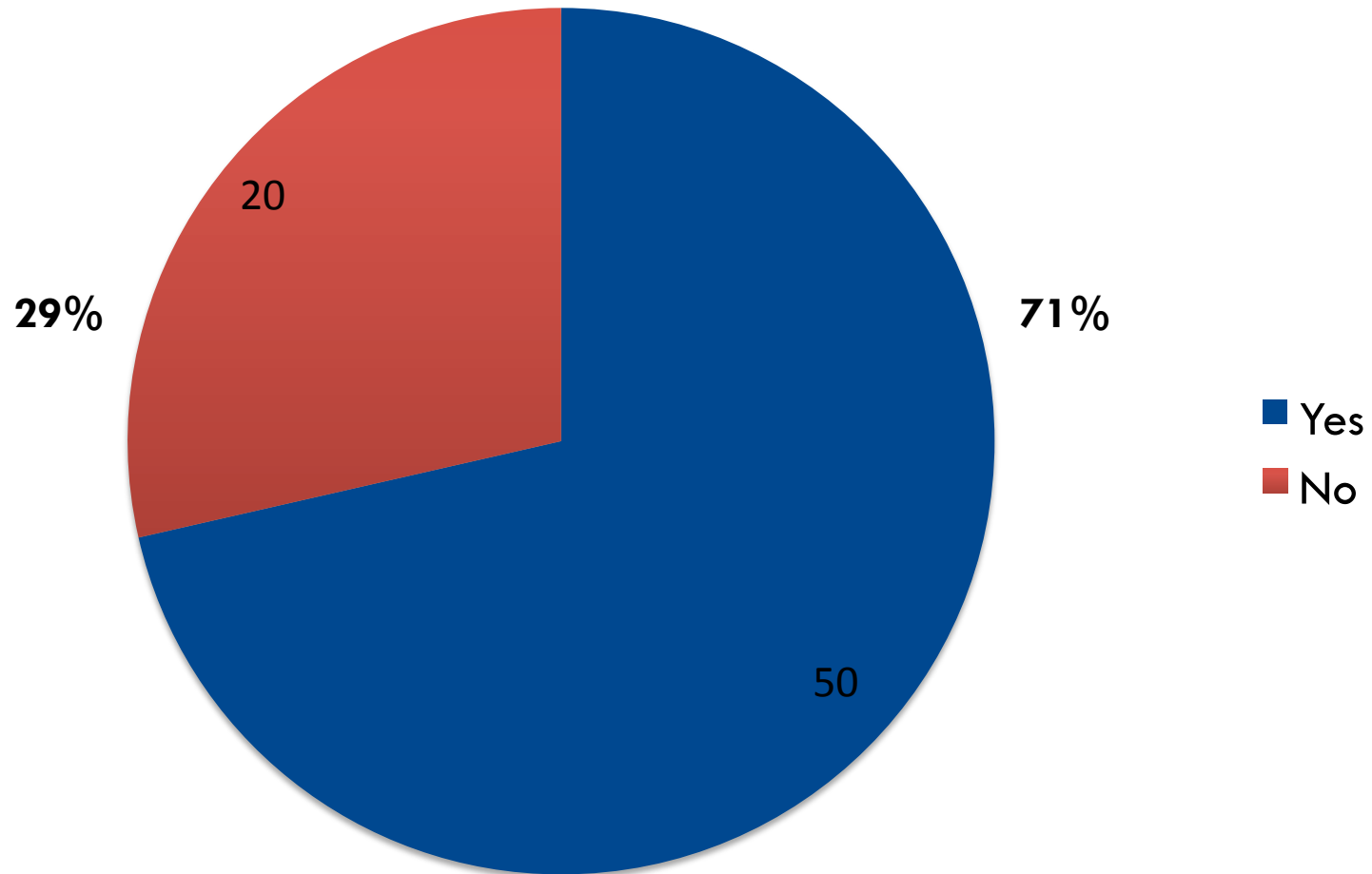
Who's out there? Poll Results

How did you learn about this meeting?



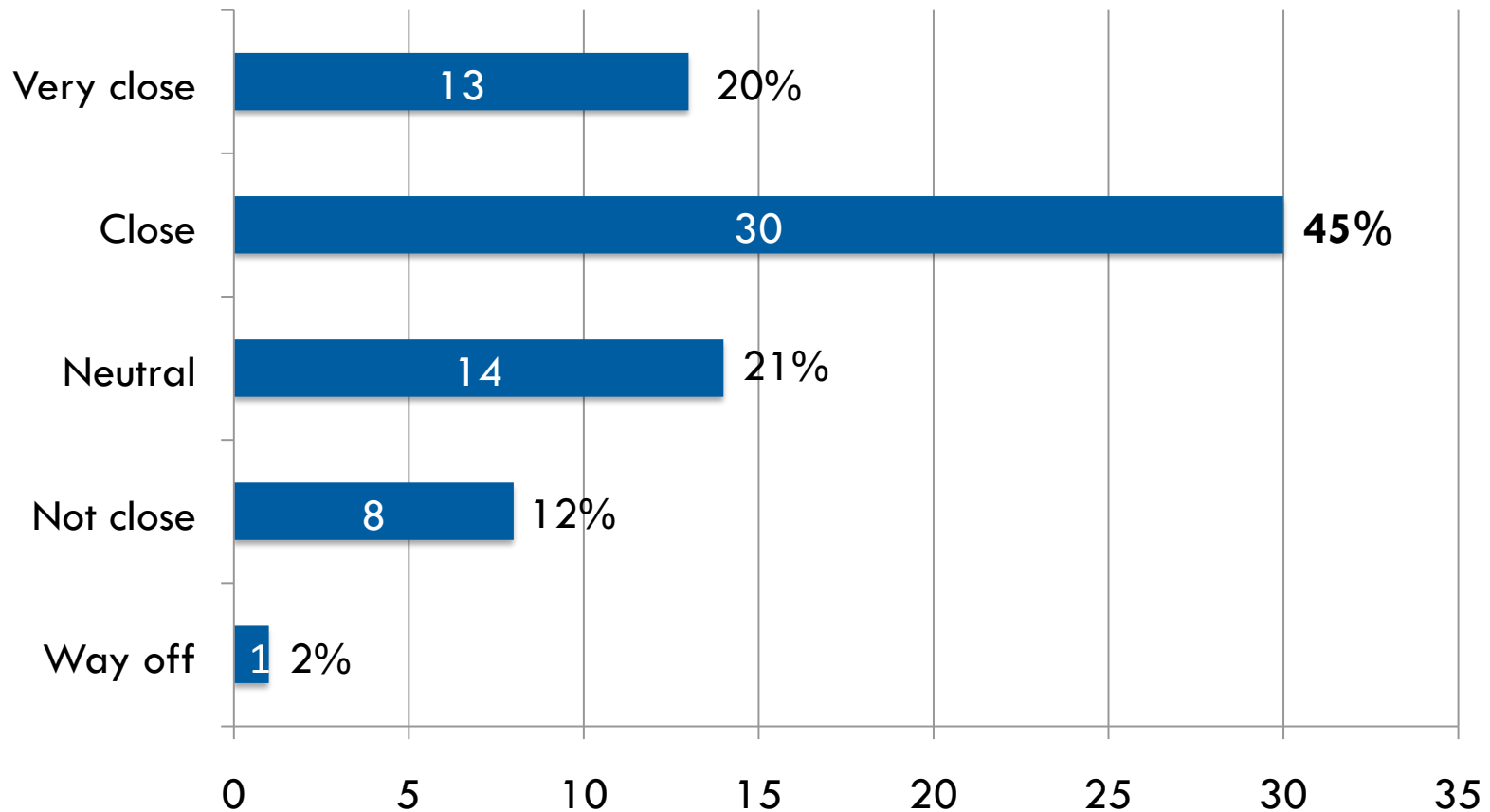
Who's out there? Poll Results

Have you participated in previous master plan meetings?



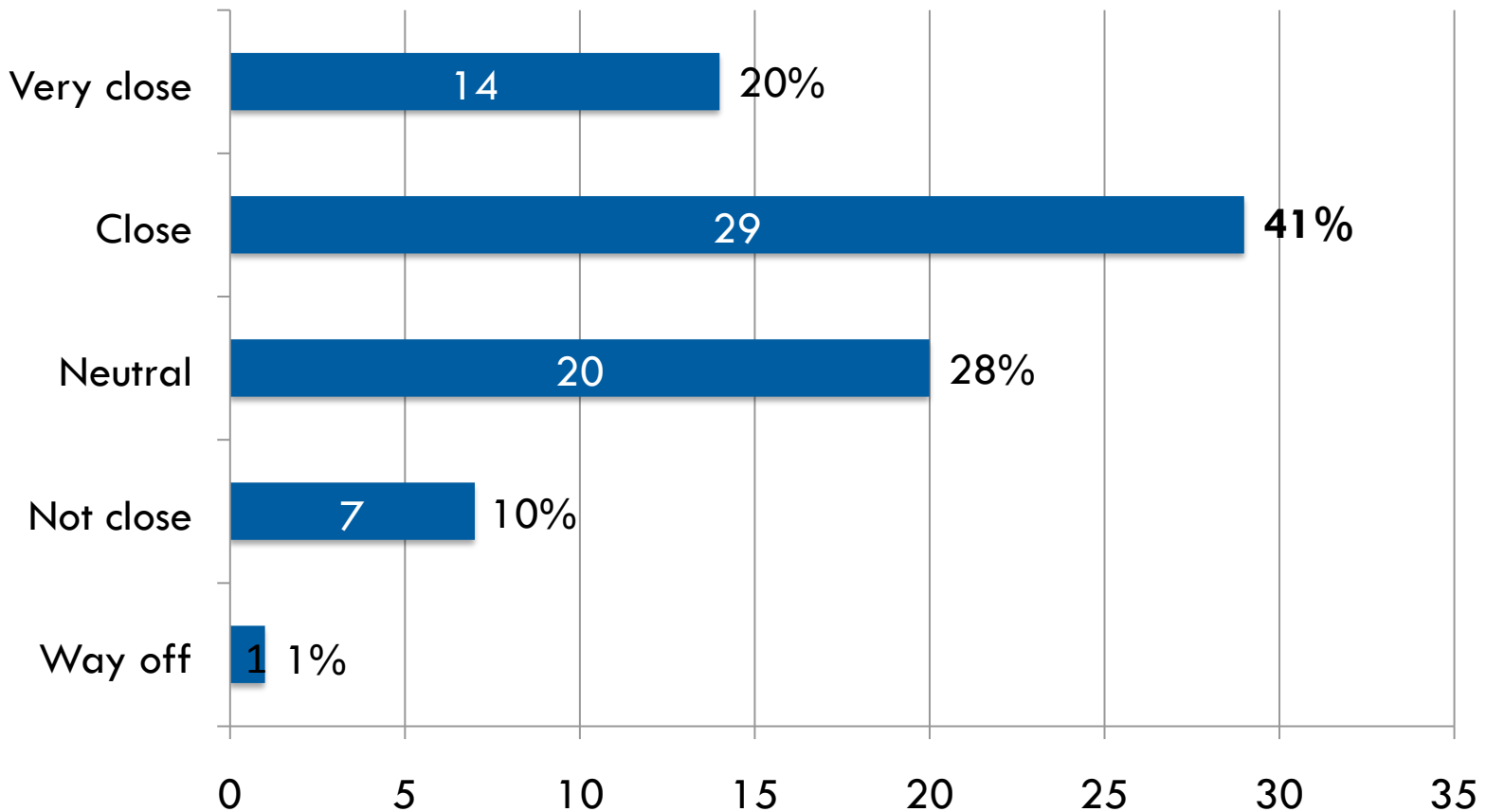
Housing Draft Goals Poll Results

Did you feel the set of draft housing goals is about right for the master plan?



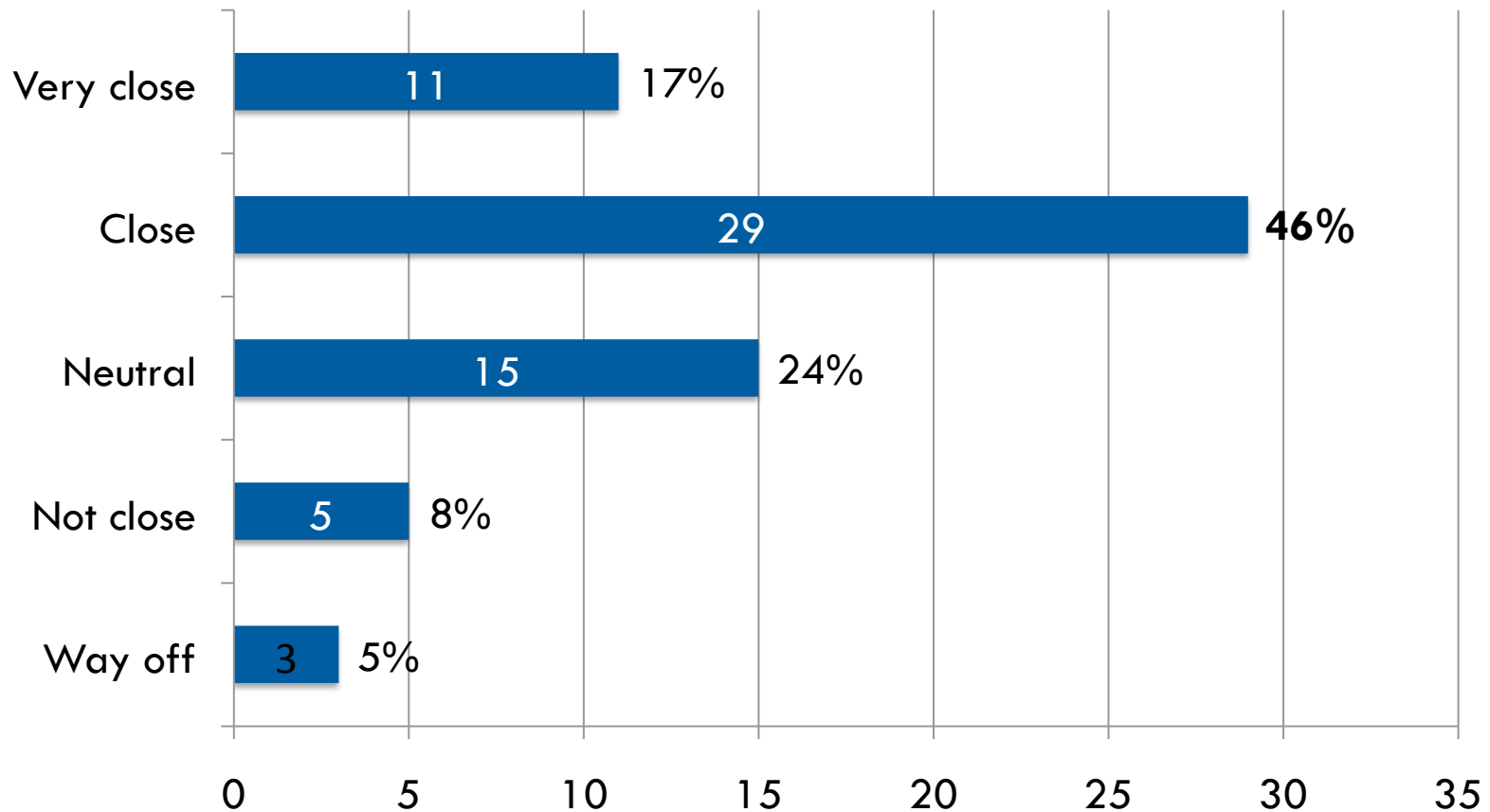
Public Health Draft Goals Poll Results

Did you feel the set of draft public health and livability goals is about right for the master plan?



Natural, Cultural, Historic Draft Goals Poll Results

Did you feel the set of draft natural, cultural, and historic resources goals is about right for the master plan?



A historical black and white photograph showing a large crowd of people, mostly men in hats and suits, gathered in front of a large, multi-story brick building. The building has a prominent cupola on its roof. The crowd is arranged in rows, filling the foreground and middle ground. The building has many windows, some of which have people looking out. The scene appears to be a formal gathering or a public event from the late 19th or early 20th century.

Community Engagement Update



Designing Dedham 2030

Photo: Town of Dedham

02/23/2021

Community Open House #3



Help Design Dedham! Community Open Houses

Review meeting from
December 7th, 2020

Topics covered:

-  **Economic Development**
View a summary of this topic:
<https://bit.ly/DD2030-ED-Summary-1>
-  **Transportation**
View a summary of this topic:
<https://bit.ly/DD2030-T-Summary-1>

View a video of this event:
<https://bit.ly/DD2030-12-07-2020-Video>

Review meeting from
January 26th, 2021

Topics covered:

-  **Housing**
View a summary of this topic:
<https://bit.ly/DD2030-H-Summary-1>
-  **Public Health**
View a summary of this topic:
<https://bit.ly/DD2030-PH-Summary-1>
-  **Natural, Cultural and Historic Resources**
View a summary of this topic:
<https://bit.ly/DD2030-NCH-Summary-1>


View a video of this event:
<https://bit.ly/DD2030-01-26-2021-Video>

March 30th, 2021
6:30 pm

Topics covered:

-  **Community Facilities and Services** (6:45 PM)
- and
-  **Governance** (6:45 PM)
-  **Land Use** (7:45 PM)

Register for this event:
<https://bit.ly/DD2030-03-30-21>



Designing Dedham
 2030

Community Open House #3



**Designing Dedham,
Together!**

**FREE
Raffle
Prizes!**

**Governance, Community
Facilities and Services,
and Land Use**

**Tuesday March 30
6:30 pm -9:00 pm**

Tune in at:

- Community Facilities and Services
6:45 pm
- Governance
6:45 pm
- Land Use and Zoning
7:45 pm

Share your ideas about community facilities and services, governance, and land use in Dedham. Join us for one or two of the topics at the times listed.

Join us for an open house exploring three topics of the Designing Dedham 2030 Master Plan. We will focus on governance, community facilities and services, and land use and zoning during this fun, informative and interactive virtual event.

Register for the event at: <https://bit.ly/DD2030-03-30-21>

 If you need assistance contact Michelle Tinger at (781) 751-9244 or mtinger@dedham-ma.gov

PARTICIPATE REMOTELY • BUILD COMMUNITY • GET INVOLVED!



Relationship to Plan



Topic Area Meetings

Meeting 1



Meeting 2



Meeting 3



Meeting 4



Meeting 5



Meeting 6



Meeting 7



- Brief presentation by MAPC staff leads
- Committee discussion focused on priorities and goals for the topic
- Initial drafting of a topic one-sheet summary
- Setting up for broader community engagement around topics later in the fall



Topic – Land Use and Zoning





Topic Area – Land Use and Zoning

Subagenda

- **Land use and zoning existing conditions**
- **Land use considerations**
 - Connection between other master plan topics and land use
 - Previous studies and patterns
- **Survey Results**
- **Draft Land Use Goals Discussion**





Existing data and analysis

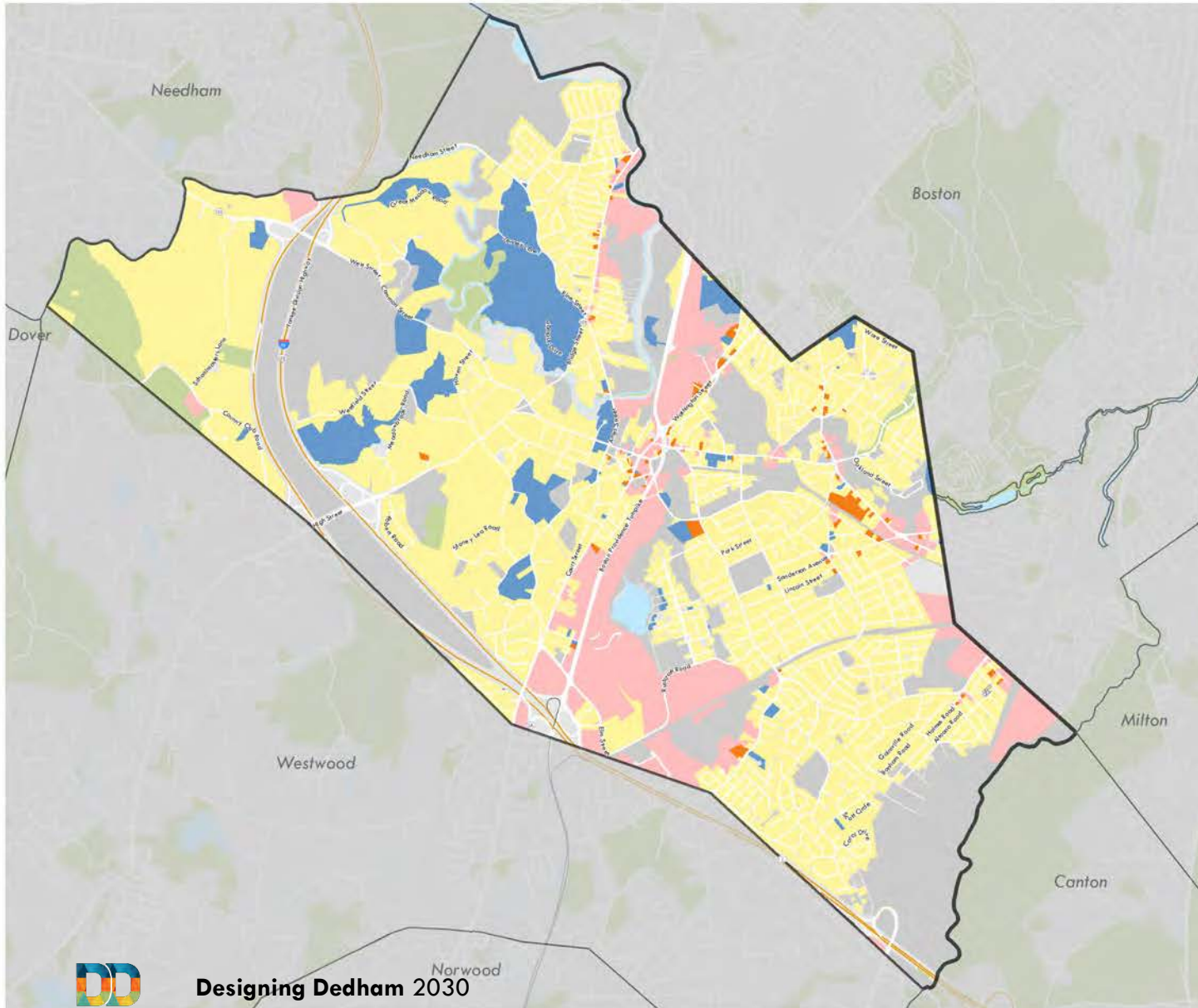
Data Sources

- Census and American Community Survey (5-year estimates)
- MassGIS
- Dedham Zoning Bylaw
- Survey results
- Previous planning studies



Topic Area – Land Use and Zoning

Dedham Land Use Map



Land Use Dedham, MA

- Residential
- Mixed Use
- Commercial/Industrial
- Private land/open space
- Public land/open space
- Institutional
- Tax Exempt Other
- Unknown
- Rivers and Streams
- Water



Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

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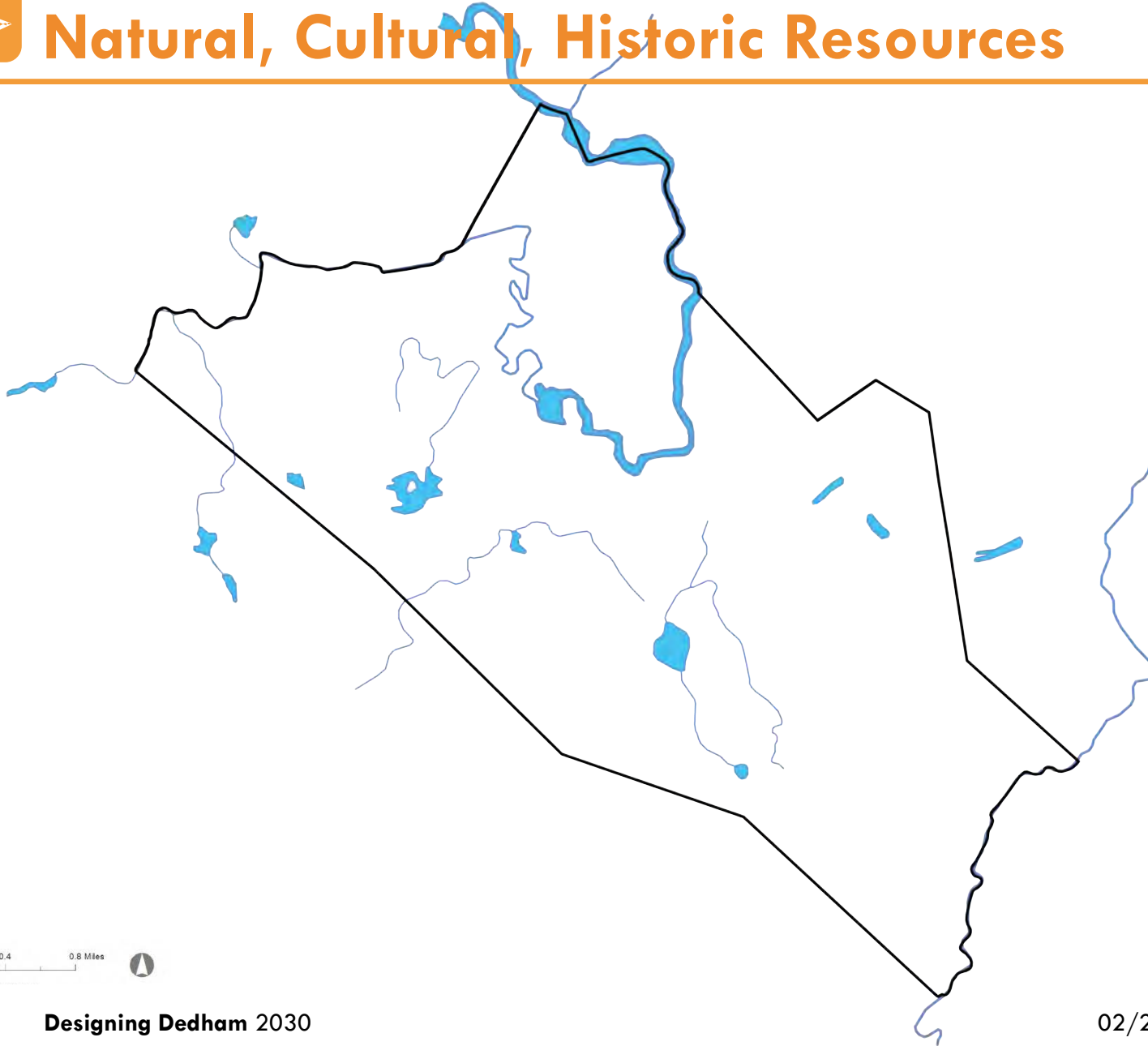
Designing Dedham 2030

Document Path: K:\GIS\Designing Dedham\2030\Project\Images_Files\Designing Dedham 2030\LandUseMap_Dedham2030.mxd



Topic Area – Land Use and Zoning

Natural, Cultural, Historic Resources



0 0.2 0.4 0.8 Miles



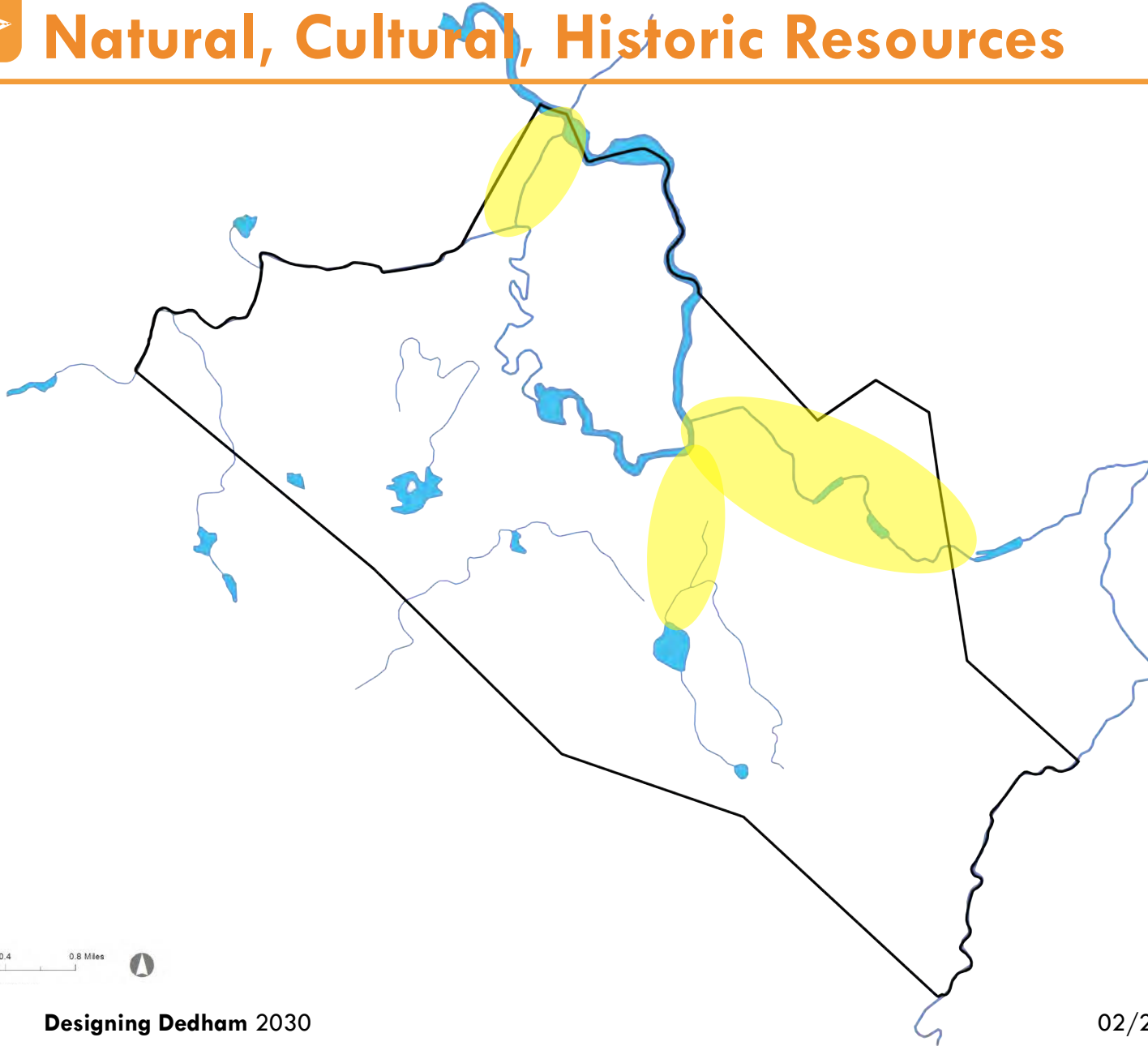
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Topic Area – Land Use and Zoning

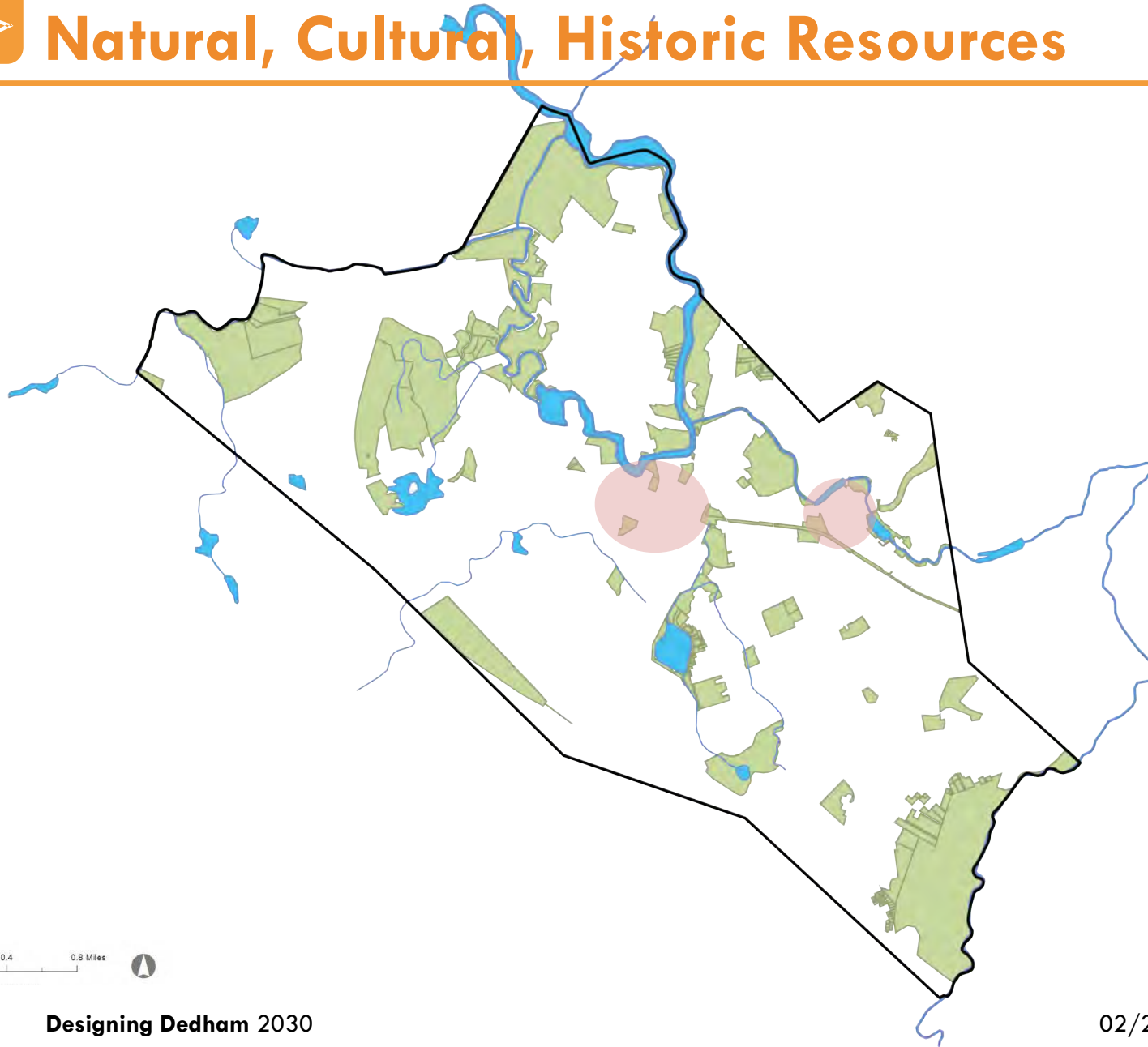
Natural, Cultural, Historic Resources





Topic Area – Land Use and Zoning

Natural, Cultural, Historic Resources



0 0.2 0.4 0.8 Miles



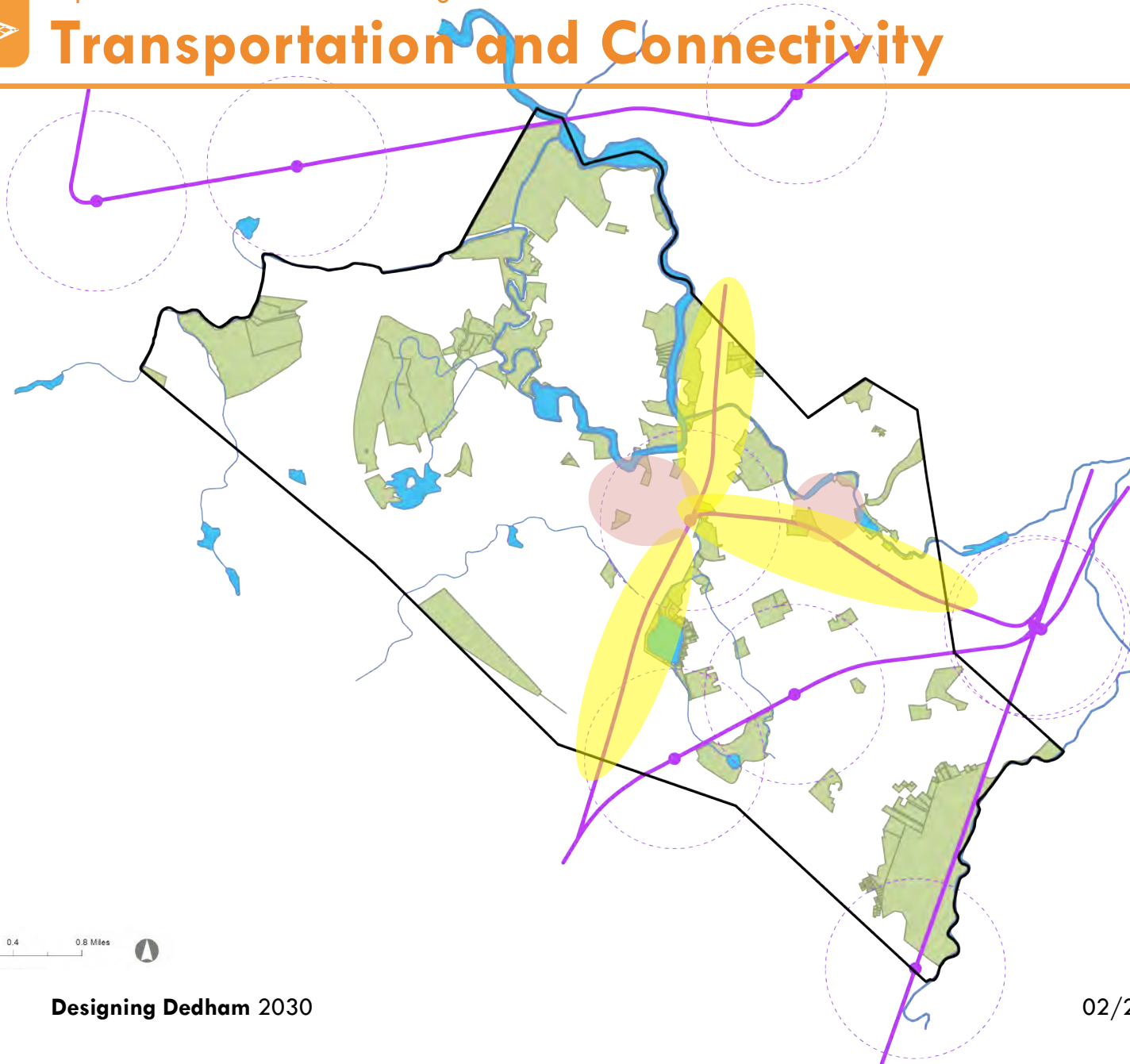
Designing Dedham 2030

02/23/2021



Topic Area – Land Use and Zoning

Transportation and Connectivity



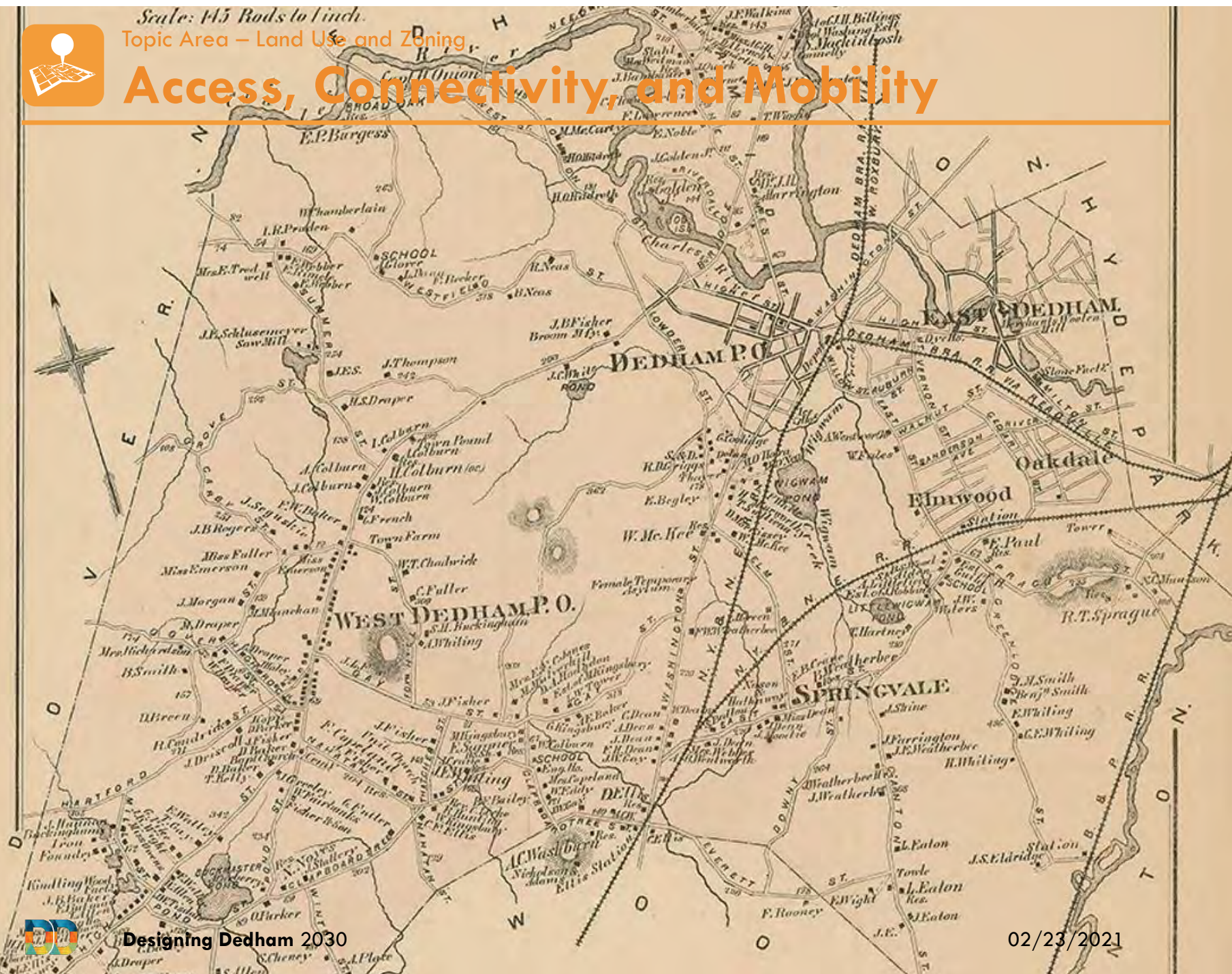
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Scale: 1/45 Rods to Inch.
Topic Area – Land Use and Zoning

Access, Connectivity, and Mobility



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Topic Area – Land Use and Zoning

Land Use and Transportation



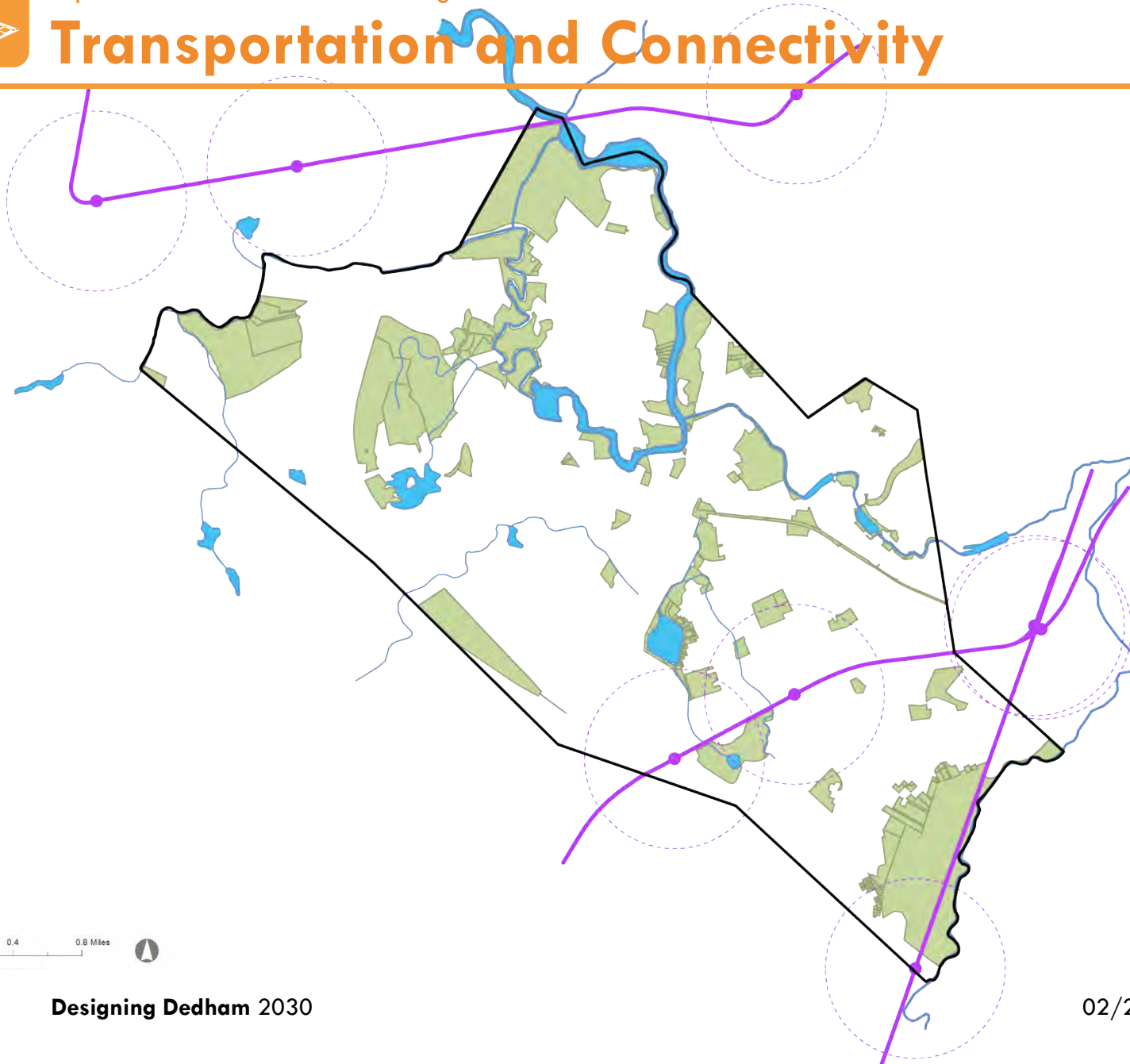
Designing Dedham 2030

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Topic Area – Land Use and Zoning

Transportation and Connectivity



0 0.2 0.4 0.8 Miles



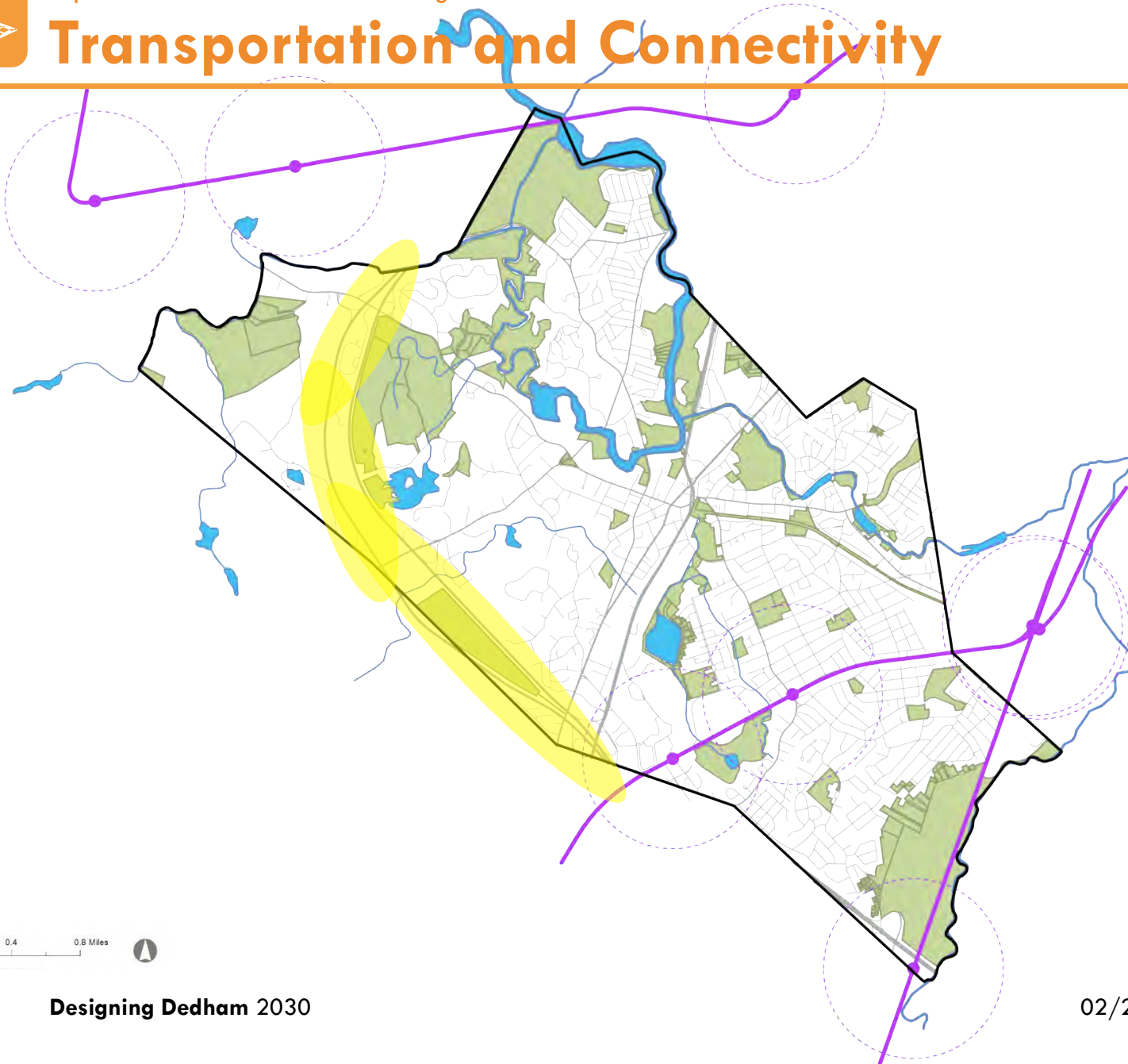
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Topic Area – Land Use and Zoning

Transportation and Connectivity



0 0.2 0.4 0.8 Miles



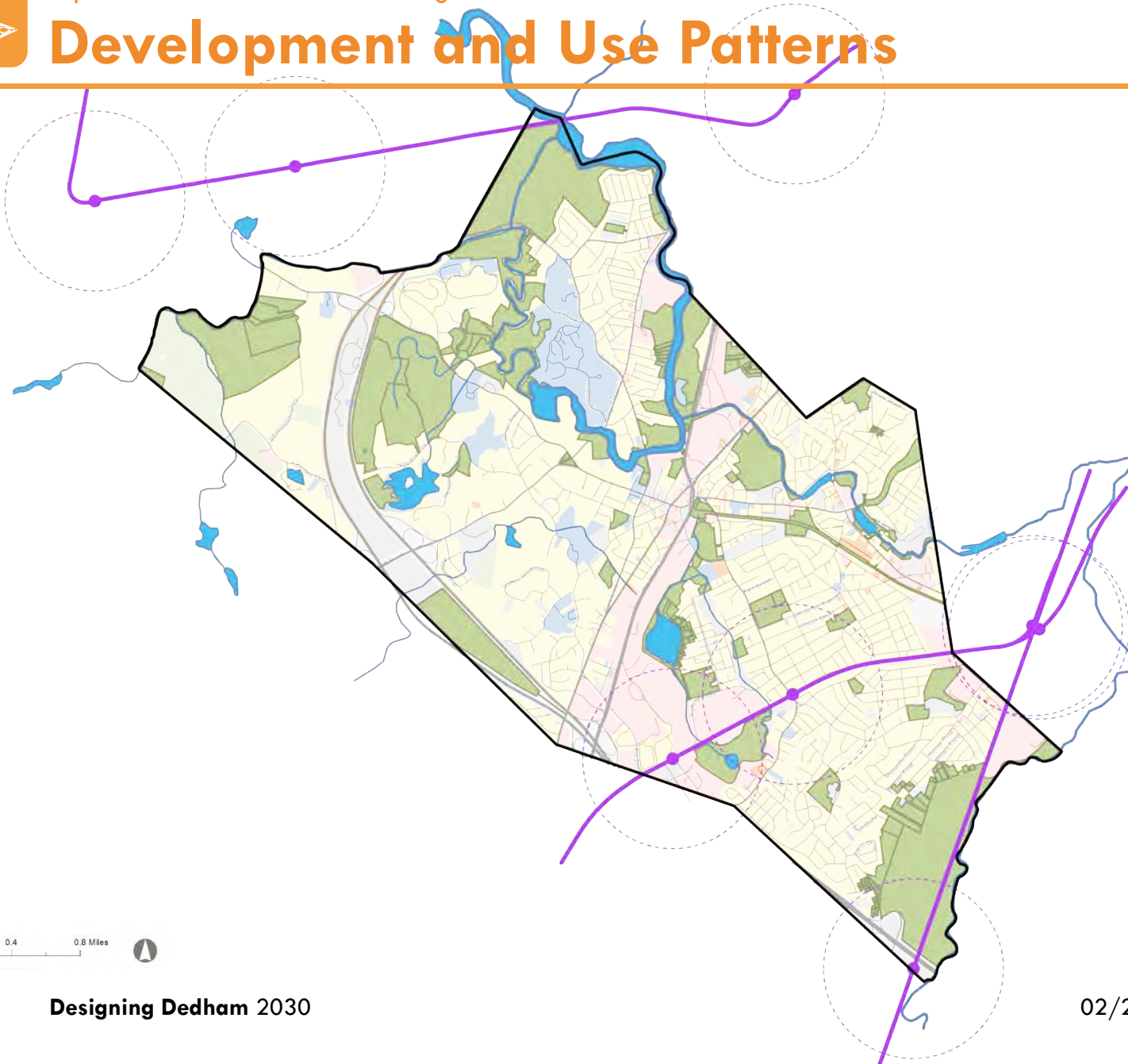
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Topic Area – Land Use and Zoning

Development and Use Patterns



0 0.2 0.4 0.8 Miles



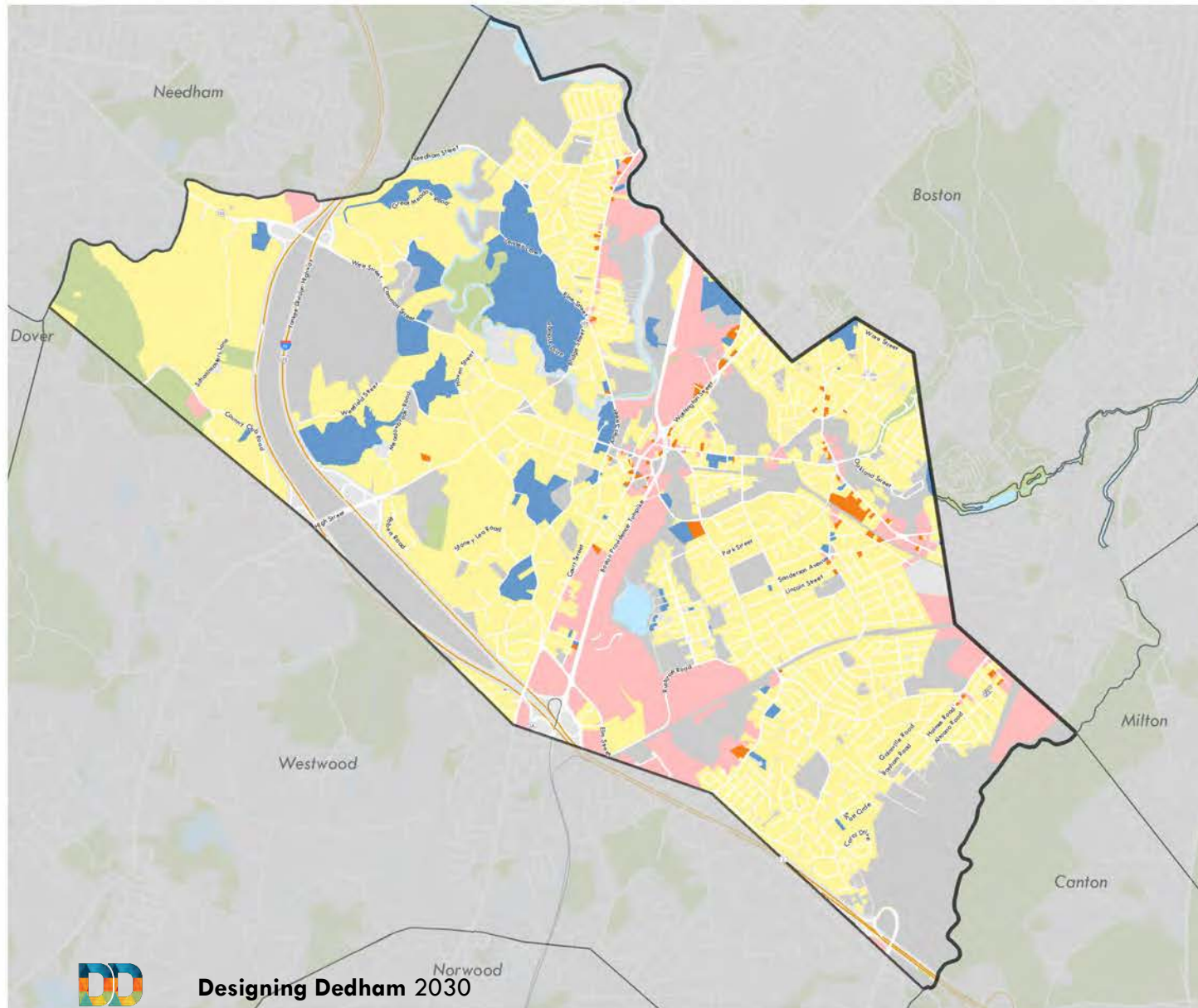
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Topic Area – Land Use and Zoning

Dedham Land Use Map



Land Use Dedham, MA

- Residential
- Mixed Use
- Commercial/Industrial
- Private land/open space
- Public land/open space
- Institutional
- Tax Exempt Other
- Unknown
- Rivers and Streams
- Water



Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

02/23/2021



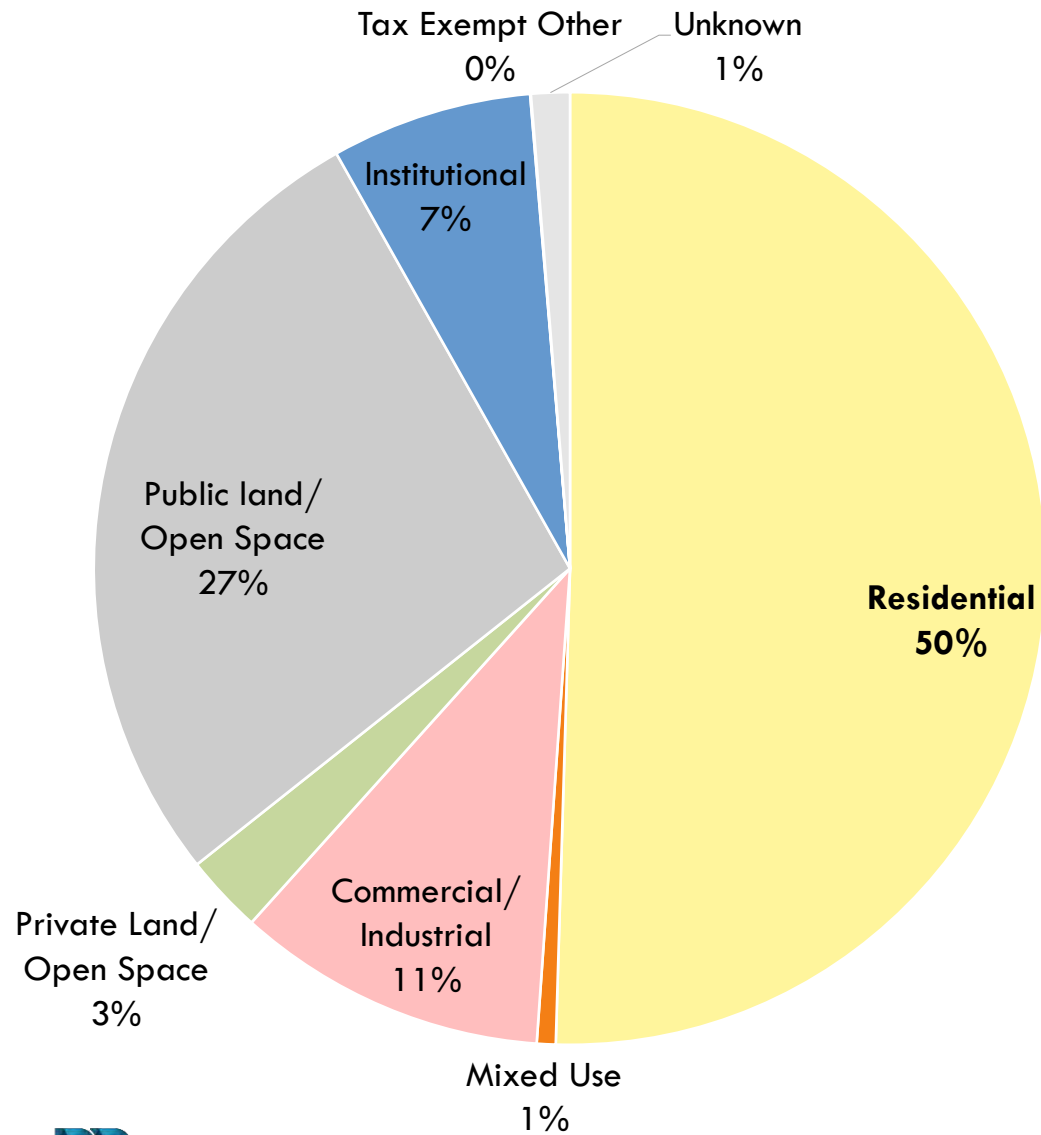
Designing Dedham 2030

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Topic Area – Land Use and Zoning

Dedham Land Use Chart



Legend

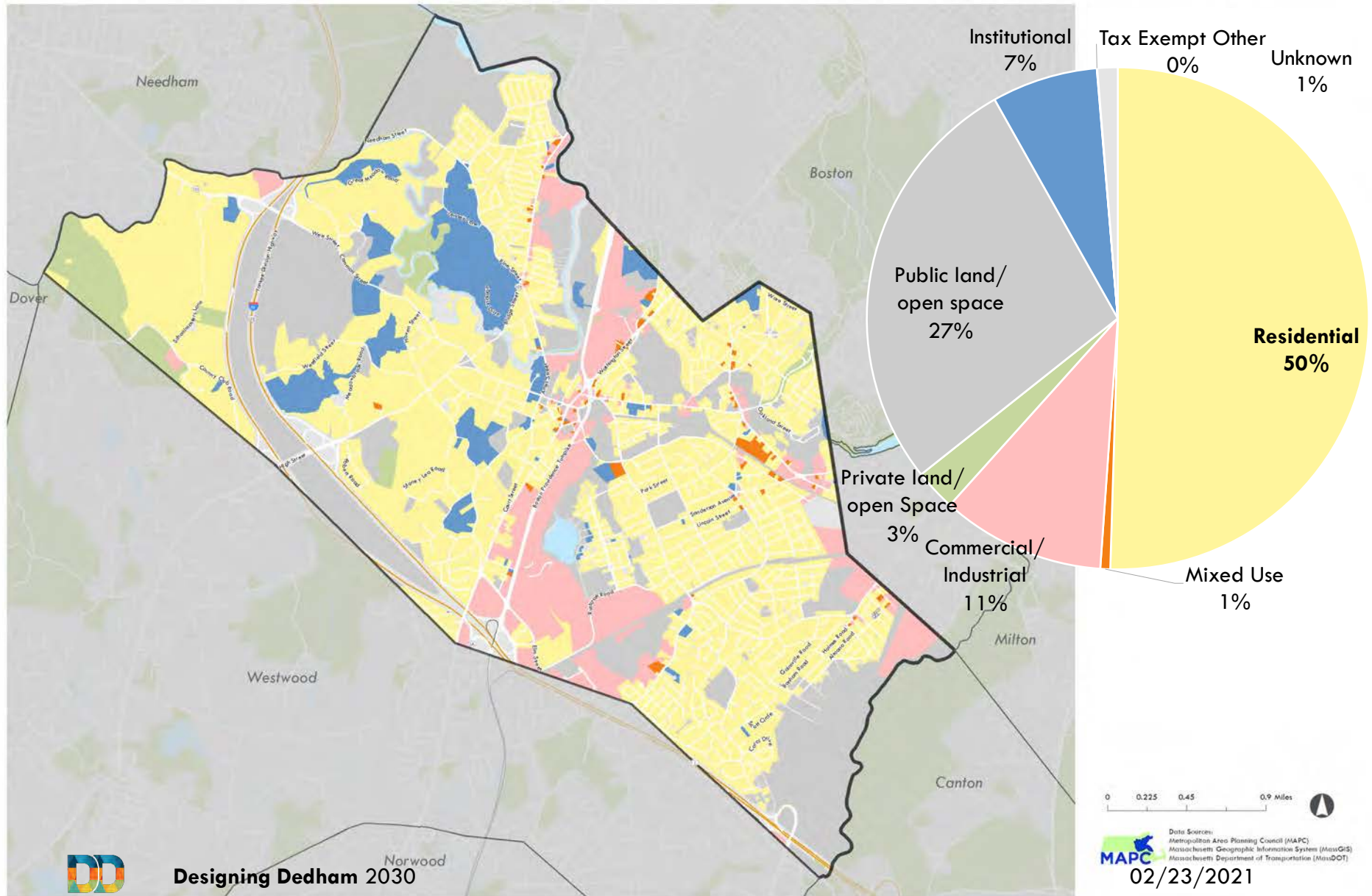
- Residential
- Mixed Use
- Commercial/Industrial
- Private land/open space
- Public land/open space
- Institutional
- Tax Exempt Other
- Unknown





Topic Area – Land Use and Zoning

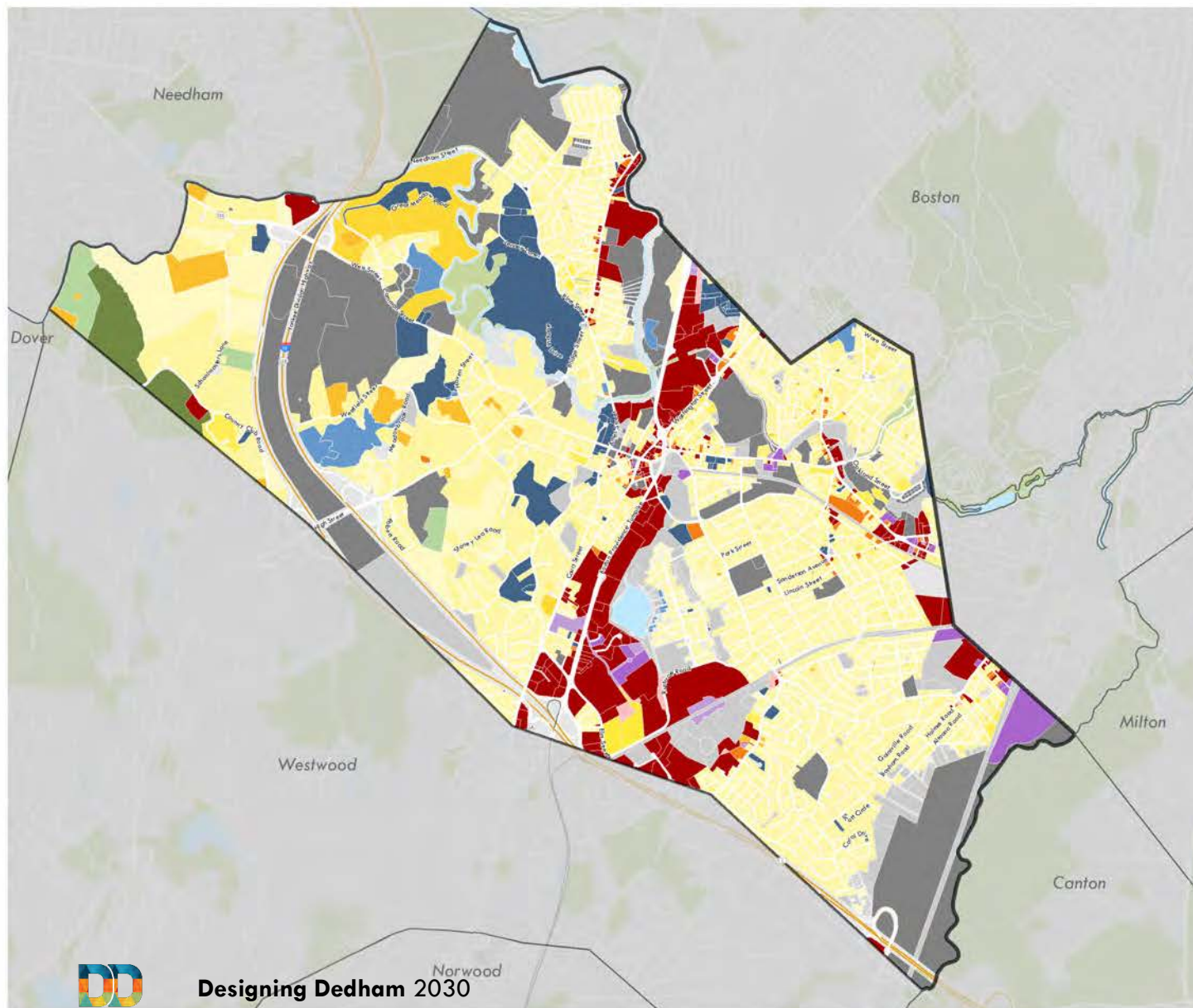
Dedham Land Use Map





Topic Area – Land Use and Zoning

Dedham Land Use Map



Land Use Dedham, MA

- Residential Vacant
- Single Family Residence
- Two/Three Family Residential
- Condominium
- Apartments 4 or more units
- Group Quarters
- Residential Other
- Mixed Use
- Commercial Vacant
- Commercial
- Industrial Vacant
- Industrial
- Open Space
- Chapter 61, 61A, 61B Property
- Other Agricultural or Recreational
- Municipal Vacant
- Federal, State or Municipal
- Institutional/Exempt Vacant
- Institutional/Exempt
- Tax Exempt Other
- Unknown
- Rivers and Streams
- Water

0 0.225 0.45 0.9 Miles

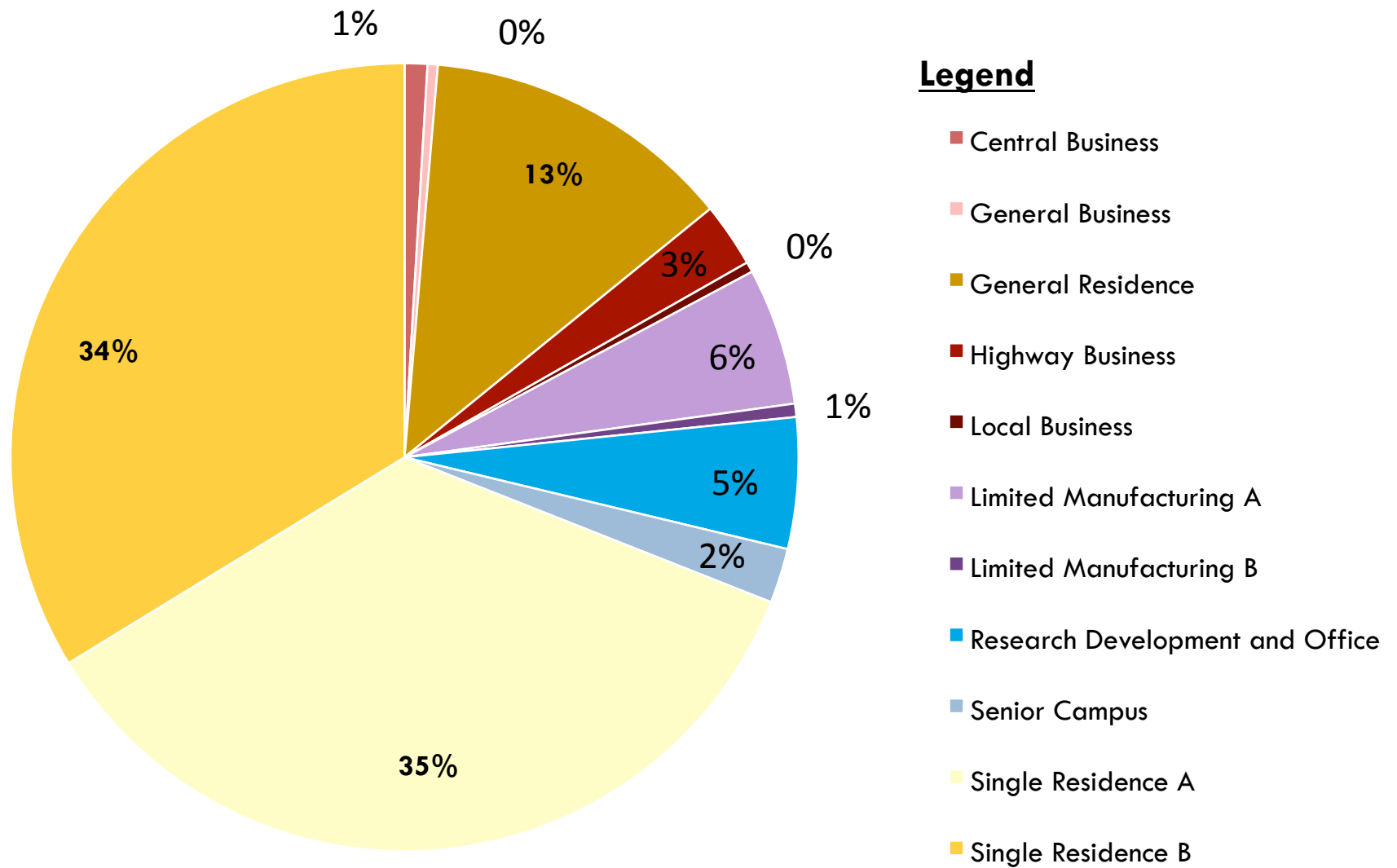
Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

02/23/2021



Topic Area – Land Use and Zoning

Dedham Zoning by Land Area Chart





Dedham Zoning Bylaw

TOWN OF DEDHAM ZONING BYLAW



DEDHAM PLANNING BOARD

John R. Bethoney, Chair
Ralph I. Steeves, Vice Chair
Robert D. Aldous, Clerk
James E. O'Brien IV
Michael A. Podolski, Esq.

AMENDED AT ANNUAL TOWN MEETING, NOVEMBER 13, 2017

© 2017 Dedham Zoning Bylaw, Revised (1/1/17) (1/1/17)

Residential Districts:

Single Residence A	SRA
Single Residence B	SRB
General Residence	GR
Senior Campus	SC

Nonresidential Districts:

Administrative and Professional	AP
Limited Manufacturing	LMA
Limited Manufacturing Type B	LMB
Research, Development and Office	RDO
General Business	GB
Highway Business	HB
Central Business	CB
Local Business	LB



Dedham Zoning Bylaw

TABLE 2 – TABLE OF DIMENSIONAL REQUIREMENTS

	SRA	SRB	GR	LMA/LMB	HB	LB	GB	CB
				RDO/AP4				
Minimum Frontage (ft.)	125 ¹³	95	* ₁	150 ⁴	200 ⁴	N/A	N/A ⁹	N/A ⁹
Minimum Lot Area (sq. ft.)	40,000	12,500	* ₁	1 acre ⁴	1 acre ⁴	12,500	N/A ⁹	N/A ⁹
Minimum Lot Width as percentage of required Minimum Frontage	70 ^{12,13}	70 ¹²	* ₁ ¹²	70	70	70	N/A ⁹	N/A ⁹
Minimum Front Yard (ft.)	25	25	20	30 ¹¹	30	20	* ₂	* ₂
Minimum Side Yard (ft.)	25 ⁵	15 ⁵	15 ⁵	15 ¹¹	20	15 ⁶	N/A	N/A
1-st. Det. Accessory Building ¹⁵	5	5	5	15	15	5	N/A	N/A
Minimum Rear Yard (ft.)	25 ⁵	25 ⁵	25 ⁵	25 ¹¹	25	25	N/A	N/A
1-st. Det. Accessory Building	5	5	5	25	25	20 ⁷	N/A	N/A
Maximum Lot Coverage ⁸ (%)	30	30	30	50	40	40	80	80
Maximum Floor Area Ratio	15 ¹⁴	.5 ¹⁴	0.9	.35 ¹⁰	0.35	0.4	0.4	2.4
Space between Buildings (ft.) for buildings erected, moved, or added after January 22, 1990	10	10	10	15	15	10	15	N/A

* Dimensional requirements for each planned residential or commercial development to be specified in the Special Permit

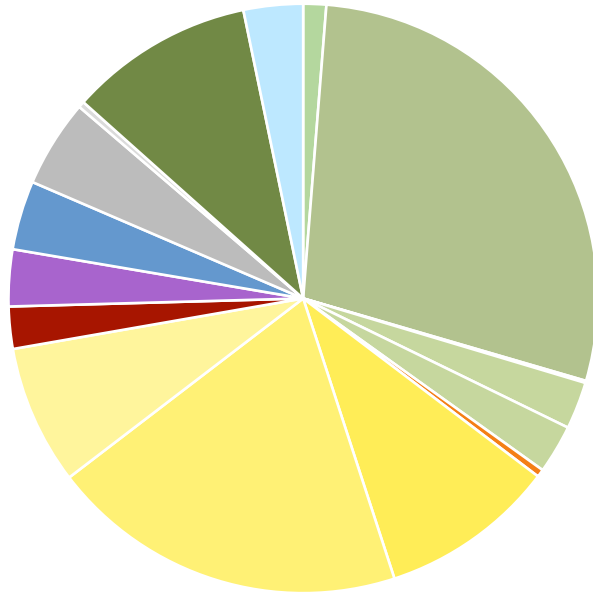
**If a semi-detached or multi-family dwelling occupies several lots in the same ownership, this Table of Dimensional Requirements shall apply as if such lots constituted a single lot.



Topic Area – Land Use and Zoning

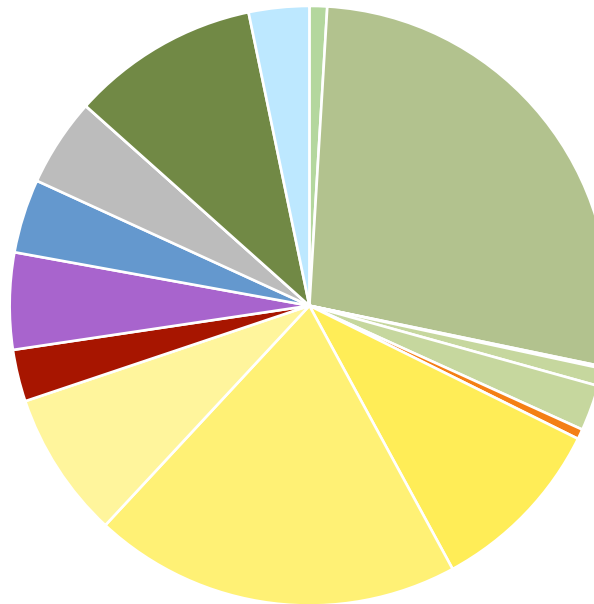
Permanence or Evolution of Change

1971



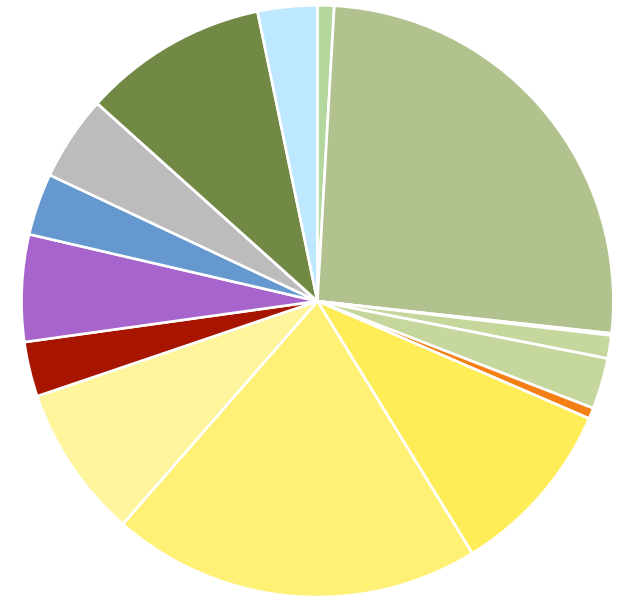
- Agricultural Uses
- Open Land
- Small Lot Residential (less than 1/4 acre)
- Commercial
- Transportation
- Open Water

1985



- Forested Land
- Recreation
- Moderate Lot Residential (1/4 to 1/2 acre)
- Industrial
- Waste Disposal

1999



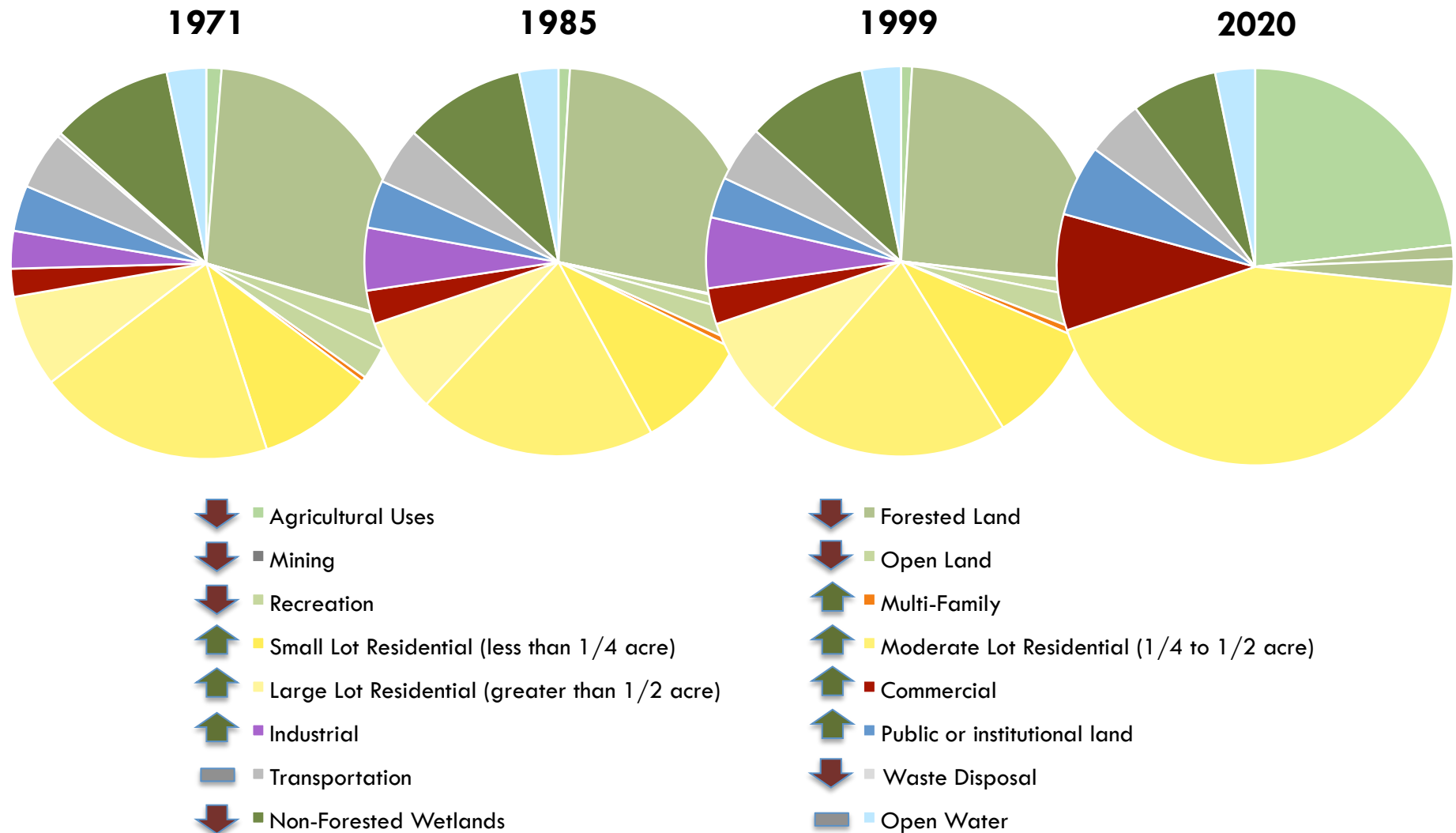
- Mining
- Multi-Family
- Large Lot Residential (greater than 1/2 acre)
- Public or institutional land
- Non-Forested Wetlands





Topic Area – Land Use and Zoning

Permanence or Evolution of Change





Topic Area – Land Use and Zoning

Population Characteristics

Population growth is projected to continue

Year	Dedham	Norfolk County	Massachusetts
1930	15,136	299,426	4,248,326
1940	15,508	325,180	4,316,721
1950	18,487	392,308	4,690,514
1960	23,869	510,256	5,148,578
1970	26,938	605,051	5,689,377
1980	25,298	606,587	5,737,037
1990	23,782	616,087	6,016,425
2000	23,464	650,308	6,349,097
2010	24,729	670,850	6,547,629
2010-2019 Estimate	25,219	706,775	6,892,503
2020	<i>Data forthcoming</i>		

Sources: United States Census Bureau, Dedham Master Plan 2009: State Data Center, MISER



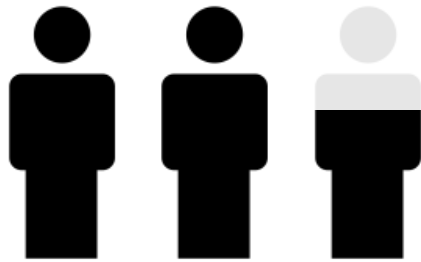
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02/23/2021

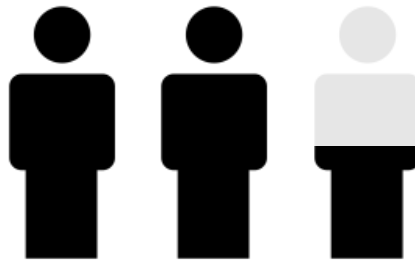


Population Characteristics

Households are shrinking in size



Average
household size of
2.61 in 2000



Average
household size
of **2.45** in 2010



Average
household size
projected to be
2.26 by 2030

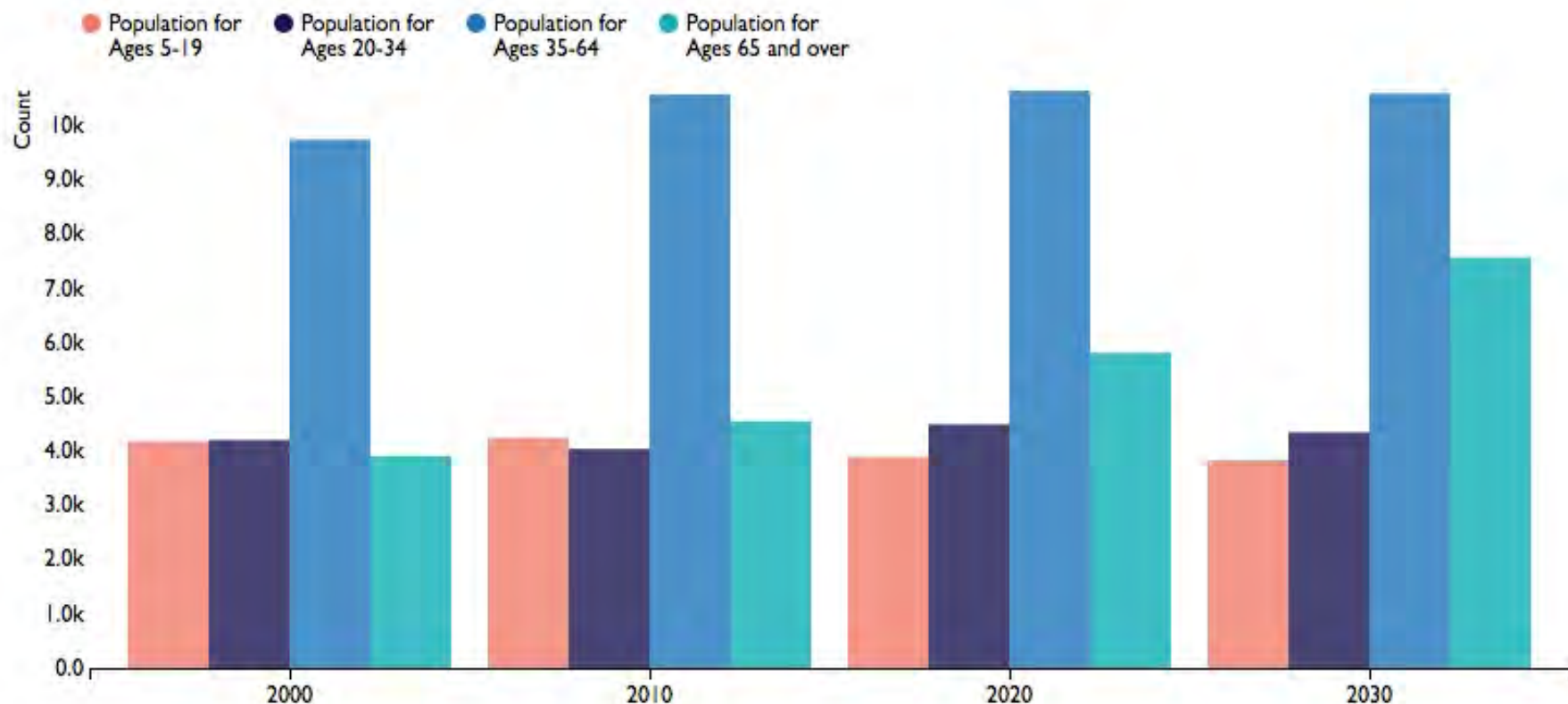
Sources: United States Census Bureau, MAPC “Stronger Region” population projections



Population Characteristics

Aging Baby Boomers will cause the senior population to increase

69 percent growth projected through 2030 compared to 12 percent total population over the same period

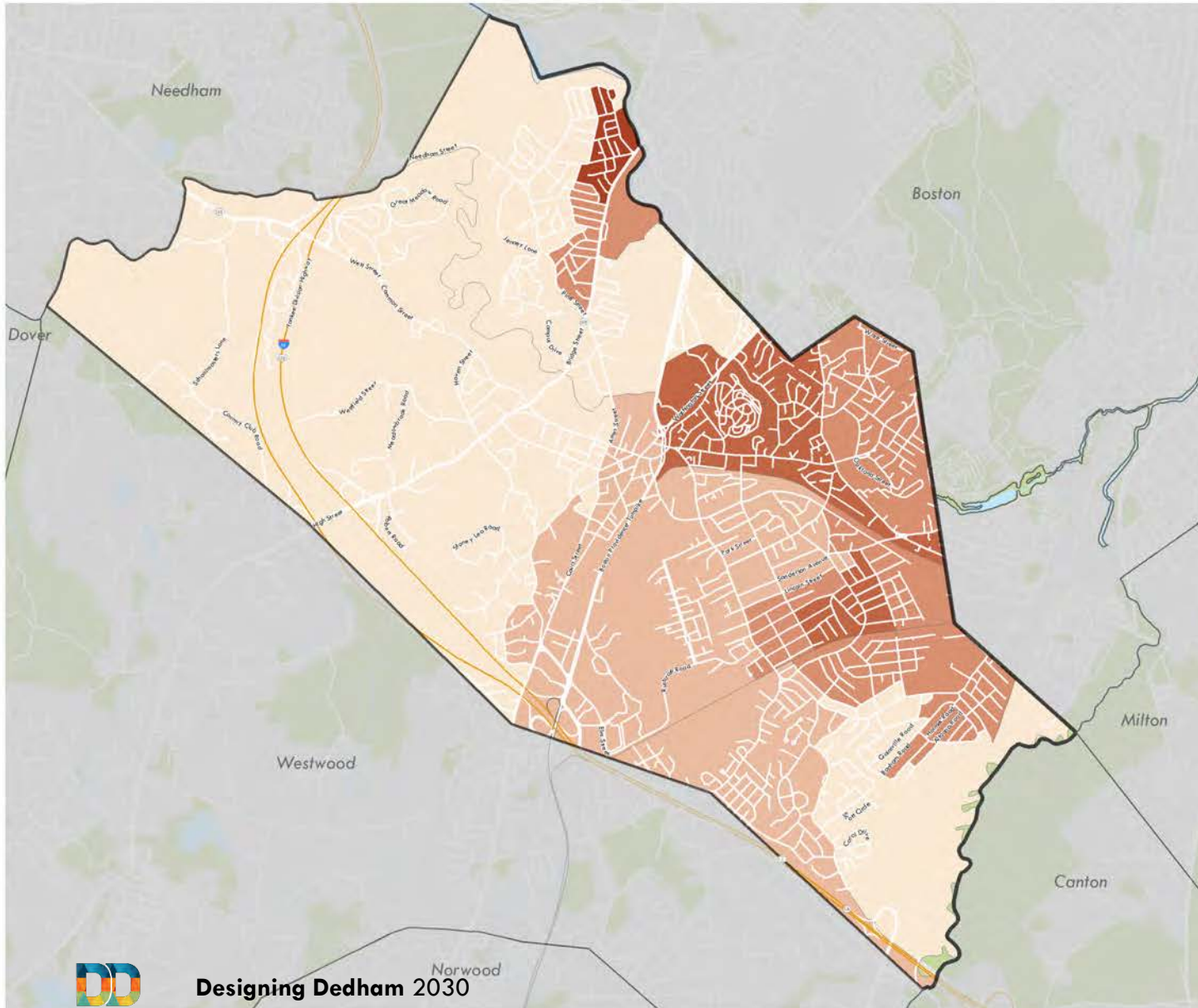


Sources: United States Census Bureau, MAPC "Stronger Region" population projections



Topic Area – Land Use and Zoning

Dedham Housing



Housing Housing Density

Households per acre

- 0.4 -
- 1.1 -
- 2.4 -
- 3.5 -
- 4.7 -

- Rivers and Streams
- Water
- Open Space
- Dedham



Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)

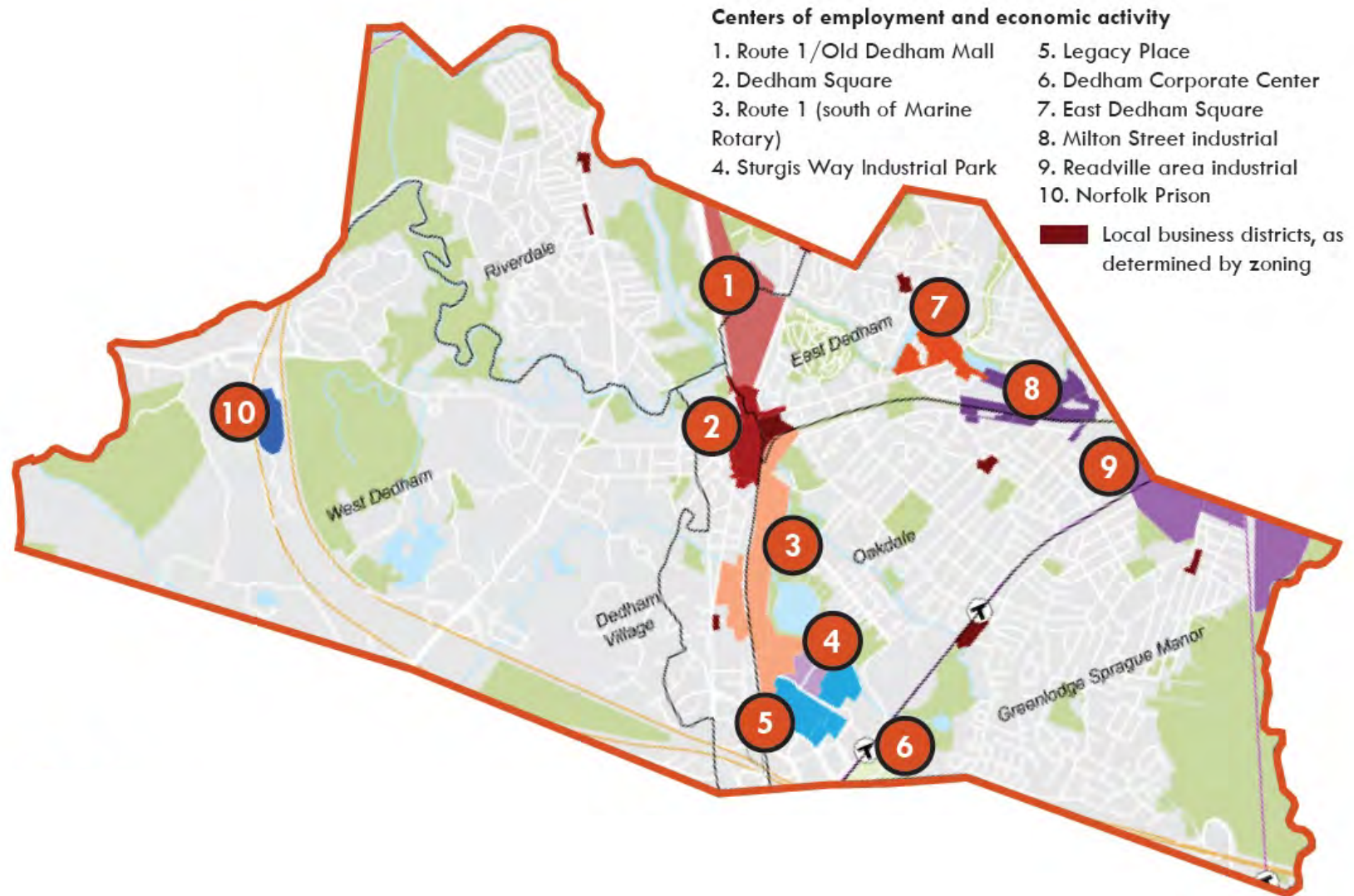
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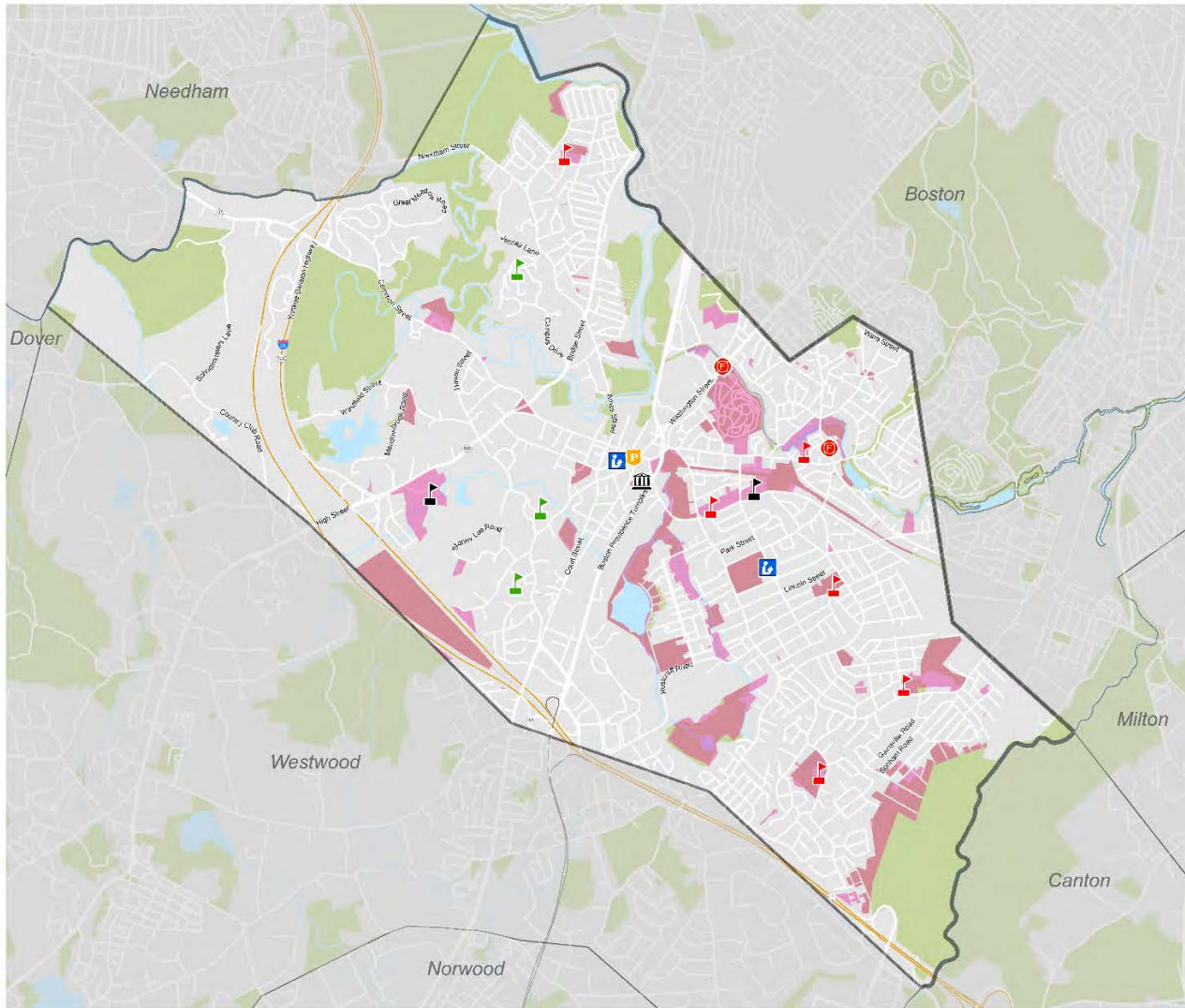
Economic Development Characteristics





Topic Area – Land Use and Zoning

Community Facilities and Services



Quick Facts

**NEWLY RENOVATED
AMES BUILDING**
(Town Hall & Senior Center)

PUBLIC LIBRARIES:

2

PUBLIC SCHOOLS:

7

FIRE STATIONS:

2

POLICE STATION:

1



Designing Dedham 2030

02/23/2021



Other Topic Land Use Related Goals

From **Economic development** draft goals:

- Invest in local business districts
- Support and expand industrial job opportunities
- Enhance Route 1

From **Transportation and Connectivity** draft goals:

- Build and improve pedestrian and bicycle infrastructure
- Focus on street safety
- Manage parking

From **Housing** draft goals:

- Support naturally occurring affordable housing
- Improve zoning alignment
- Guide mixed-use development to existing activity centers

From **Public Health and Livability** draft goals:

- Enhance livable neighborhoods and built environment
- Prioritize safe walking and biking infrastructure

From **Natural, Cultural, and Historic Resources** draft goals:

- Make resources an important part of livability
- Strengthen multimodal connections and access to resources
- Integrate arts and culture with economic development



Dedham Master Plan (2009)

Previous recommendations:

- **Conduct a comprehensive review and update of the Dedham Zoning By-laws (piecemeal approach)**
- Complete the review and update of the Rules and Regulations of Subdivision Control
- Change the consulting town planner position to a full-time Planning Director
- **Analyze the potential of Dedham's MBTA commuter rail stations for transit-oriented development (TOD)**
- Creating a permitting guide
- **Create design guidelines for Neighborhood Commercial Districts**
- **Inventory large underutilized parcels and examine how to maximize their potential**
- **Improve communication between and among major boards and expand opportunities for coordination by town professionals associated with those boards.**
- Establish an annual review process to evaluate the town's progress toward implementing this master, to be led by jointly by the Board of Selectmen and Planning Board.



Topic Survey Responses

- What are the most important challenges facing the Town of Dedham in terms of land use?
 - **Most Important: 45% of responses, “Managing growth in an appropriate and sustainable manner”**
 - Important: 46% of responses, “Managing growth in an appropriate and sustainable manner”, 44% of responses, “Incompatible uses locating next to each other and 43% of responses, “Different uses are too isolated and difficult to access”



Topic Survey Responses

Do you have any additional reflections on this topic or land use data? Themes (in order of frequency of responses):

- Improve existing patterns of use
- Manage growth and impacts
- Focus on natural assets and resources
- Something missing – a specific or new use
- Modify regulations and policies
- Focus on public benefit
- Focus on access and mobility impaired



Topic Survey Responses

Do you have any additional reflections on this topic or land use data?

- Improve existing patterns of use

“The town needs to focus less on what else it can build and improve on what’s already here”

“Commercial land needs to either be filled and cared for or turned into something else. We have so much empty and rotting commercial space.”

“Better to make use of the land we have (such as all the closed down businesses that haven’t been reopened)”

“Efficiency is key.”

“Make use of underutilized lands in low impact ways”

“Any updated land uses would be very beneficial. The rail trail, updates to parks, more walking trails”

“Rehabilitate and enhance the land we’re already using. Stop trying to develop where there is currently nothing.”



Other Topic Land Use Related Goals

From **Economic development** draft goals:

- Invest in local business districts
- Support and expand industrial job opportunities
- Enhance Route 1

From **Transportation and Connectivity** draft goals:

- Build and improve pedestrian and bicycle infrastructure
- Focus on street safety
- Manage parking

From **Housing** draft goals:

- Support naturally occurring affordable housing
- Improve zoning alignment
- Guide mixed-use development to existing activity centers

From **Public Health and Livability** draft goals:

- Enhance livable neighborhoods and built environment
- Prioritize safe walking and biking infrastructure

From **Natural, Cultural, and Historic Resources** draft goals:

- Make resources an important part of livability
- Strengthen multimodal connections and access to resources
- Integrate arts and culture with economic development



Topic Area – Land Use and Zoning **DRAFT - work in progress ...**
Draft Land Use and Zoning Goals

1. Continue comprehensive review and update of Dedham Zoning By-Laws to address issues raised and to strategically manage growth
2. Develop district plans for each economic activity centers to direct and manage growth and strengthen existing patterns of use
3. Advance preservation of natural assets and resources and integrate resources with improved quality of life and daily routines
4. Direct new housing investments to increase affordability, increase diversity of housing types, increase livability, increase walkability, and enhance other uses
5. Continue to develop design guidelines for neighborhood commercial districts and areas of focused development activity
6. Plan and develop a network of sidewalks, paths and trails to safely connect destinations

DRAFT - work in progress ...





Topic Area – Land Use and Zoning

Draft Land Use and Zoning Goals

Break-out group discussions



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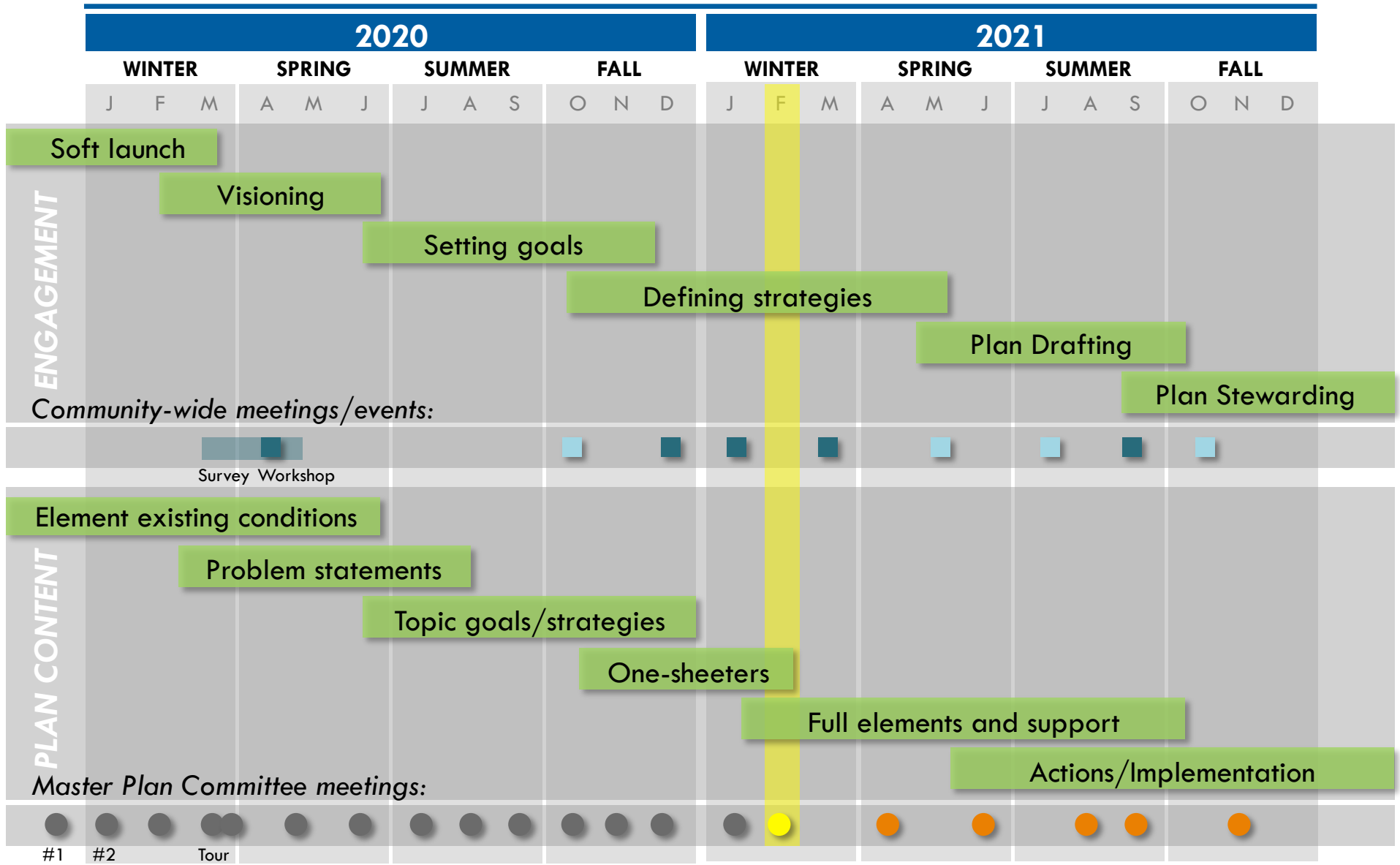
Next Steps



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Process outline and approach



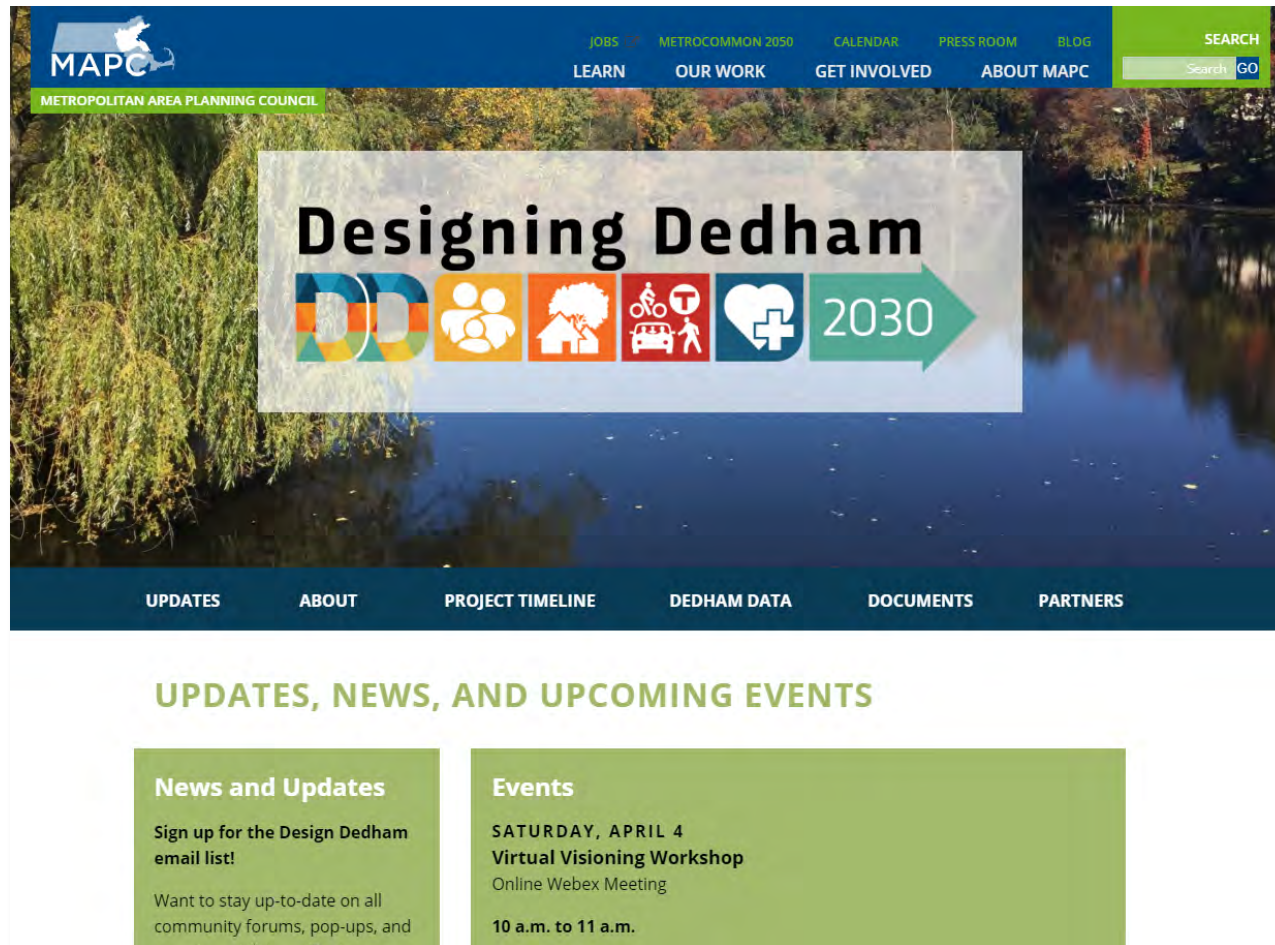
Next Steps

- Draft topic summaries for Community Facilities/Services, Governance and Land Use and Zoning
- **Community Open House #3**
- Next phase of planning process – refining goals, drafting more detailed strategies and actions and drafting full topic chapters
- **No March Committee Meeting**
- **Next Committee Meeting: April 27th 7:00 pm**



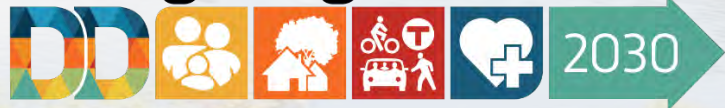
Stay Involved

<http://DesigningDedham2030.org>



Public Comment/Adjourn

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Master Plan Committee Meeting #14

Tuesday, February 23rd, 2021



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