

Protection and License Committee

Chairman Conn, Seaboyer, Forbes,
Buonopane
Absent: Tramontozzi
Attending: Mortimer
In attendance: Building
Commissioner John Luther

Protection and License called to order by Chairman Conn at 7:34 p.m. Alderman Buonopane motions to open Public Participation, 2nd by Alderman Seaboyer. All in favor. No one comes forward. Alderman Buonopane motions to close Public Participation, 2nd by Alderman Forbes. All in favor.

Order No. 07-203, GRANT Amount: \$7,795.00 From: Commonwealth of Massachusetts Executive Office of Public Safety for Firefighting Equipment To: Fund #2590 – Fire Safety Equipment

Alderman Buonopane moves to recommend, 2nd by Alderman Forbes. All in favor.

Order No. 07-109, Licenses not renewed by the City Clerk for the year commencing January 1, 2007.

Chairman Conn says there are five licenses on the list. Two of them are in order and are ready to pass: Cedar Perk and RD Delicatessen.

Alderman Buonopane motions to divide the two licenses from the order making it the A order.

Alderman Forbes moves to recommend Order No. 07-109A, 2nd by Alderman Seaboyer. All in favor.

Alderman Buonopane motions to divide Stearns and Hills Bistro from the order making it the B order for the purpose of giving the matter Leave to Withdraw.

Alderman Buonopane motions for Leave to Withdraw, 2nd by Alderman Seaboyer. All in favor.

Alderman Buonopane motions to hold the remainder of the order in committee, 2nd by Alderman Forbes. All in favor.

Order No. 07-213, Licenses not renewed by the City Clerk for the year beginning May 1, 2007.

Chairman Conn says the two hackney licenses may be divided out for passage. So moved by Alderman Seaboyer.

Alderman Buonopane moves to recommend Order No. 07-213A, 2nd by Alderman Forbes. All in favor.

Alderman Buonopane motions to hold the remainder of the order in committee, 2nd by Alderman Forbes. All in favor.

Order No. 07-160, Amending Melrose Revised Ordinances Chapter 89, Alarm Devices by adding: Section 89-5.1 Alarm Devices – Types as set forth herein. (AL-4)

7:44 p.m. Alderman Forbes motions for a 1-minute recess, 2nd by Alderman Seaboyer.

7:48 p.m. Chairman Conn calls the committee back to order. Order No. 07-160 is before them. The Fire Chief indicated he would like to be here but is out of state for the final inspection of the new ladder truck.

Alderman Seaboyer moves to recommend for discussion purposes, 2nd by Alderman Forbes.

Building Commissioner John Luther says the public safety departments are trying to accomplish uniformity of alarm systems in the City. Under this ordinance any new commercial building, multi-unit residential building containing four or more units, or any largely renovated commercial or residential building with four or more units would be required to install a fire alarm system electrically connected to the fire station. Any residential building with more than four units is required to have a sprinkler system. All fire alarm systems need to be monitored. If the alarm goes off, the fire department needs to be notified. If the alarm is monitored by a central station they receive the alarm first and then notify the fire or police department, which results in a 90 second delay. Under this system the fire department receives the alarm instantly and there is no 90 second delay. This proposal will use the City's alarm system which never goes down. Oak Grove Village has both systems – a central monitoring system and is electrically connected to the fire station. A good example of why this should be adopted is the damaging flood at Stearns and Hill's Bistro. Their system was not monitored and 10 minutes elapsed before anyone noticed it. The state building code allows several options. The main section of the code requires fire department monitoring for 13 or more residential units and requires fire suppression systems to always be monitored. There is a letter from the City Solicitor stating that the City can't be more restrictive than the Massachusetts General Laws, but it depends on which option is chosen. The cost for a central station monitoring system is between \$100 and \$150 per month. The City's system costs nothing after installation. The boxes are tested every 60 days and the City maintains the system. If the building loses telephone service or there is a major catastrophe the City's system will still work. The initial cost is probably an additional \$2,000 to \$3,000 but the service is free after that. He says it is very important for the City and its citizens to do everything possible to do the right thing. The City Solicitor has concerns with language but a step forward would be a good thing. The reasoning behind this is to make the whole system smoother for everyone. The public safety departments want the fire department to be on the scene before anyone knows they're needed. It's a great system to implement for the City.

Alderman Buonopane says there is no cost to the City to operate the system and the contractor pays to have the wiring installed. He says testing is done regularly and asks what happens if the alarm fails. Mr. Luther says that hasn't happened. Alderman Buonopane asks what the City would own as people signed on to the system. Mr. Luther says the City would own the wiring to the building; it would be the owners' responsibility to maintain everything inside the building. Alderman Buonopane asks if there is anything mandating the owner to make repairs. Mr. Luther says yes, that

occupancy of the building is not allowed without the system operating properly. Alderman Buonopane asks how many people would be on line. Mr. Luther says 12 to 13 boxes would likely have been added for remodeling jobs this past year. Alderman Buonopane asks how long it takes to run the test. Mr. Luther says the new digital system takes only minutes. The alarm transmits the location of the building's floor and section to the fire station. When dispatch sends the engine out he has all that information. Resetting the alarm takes only minutes.

Alderman Forbes asks if a four unit condo building would require four separate systems. Mr. Luther says no, just one. Alderman Forbes asks if this would affect existing commercial and multi-unit buildings. Mr. Luther says no.

Alderman Wright asks if there is any way to compose this so it does not exceed state building code restrictions. He says the City charges its residents a trash fee and a student athletic fee and asks if there is any reason it wouldn't charge a fee for testing and maintenance. Ultimately a system like this will save money through insurance but there will be a cost to the City. He would prefer to pass that cost along to the owners. Mr. Luther says he believes the City may charge \$100 per year to tie into the system and to perform inspections. It could be a self supporting program but he doesn't know if this is the right time to add that language. He thinks it may be better to get it up and running. Alderman Forbes says the original order was filed on March 15, 2007. He asks what the effective date of the ordinance would be. Mr. Luther says it would become effective upon passage. Chairman Conn says it would not be retroactive.

Alderman Seaboyer says the Cities of Boston and Malden do this. Mr. Luther says it is standard practice in Melrose to request the appropriate buildings to tie into it but he would like to require it on multi-unit buildings.

Alderman Infurna says it appears that the City Solicitor looked at the proposal and thinks the language could be tweaked. She says she would like the order to go to the Committee on Legal and Legislative Matters to review the language.

Alderman Seaboyer says he worked with the Fire Chief and Mr. Luther on drafting the ordinance. The new language is their interpretation of the City Solicitor's review. Mr. Luther says the City Solicitor mentioned the State Building Code in his letter, and he would like all four of them to meet and discuss it.

Chairman Conn asks why the trigger number is not the same number as the Building Code. Mr. Luther says it is. Once the number reaches four a supervised fire suppression system, or sprinkler system, is required. Chairman Conn asks if it isn't more than four. Mr. Luther says his interpretation is four, which is why he'd like to meet with the City Solicitor. Chairman Conn says he thinks it is wise to have the same trigger as the state code. Another trigger is "remodeled". Mr. Luther says it is a substantial renovation that increases the square footage of the building or upgrades the building by more than 25% of the assessed value. Chairman Conn says he likes the term "substantial renovation" better than "remodel". Mr. Luther says that is what is used in the building code.

Alderman Forbes asks if it is 25% of the assessed value for each unit or of the whole building. Mr. says it is 25% of the structure itself, not per unit.

Alderman Infurna says the term "substantial" is subjective. Mr. Luther says in this instance the term means more than half the building.

Alderman Seaboyer says he would like a meeting with the Fire Chief, Building Inspector and the City Solicitor and motions to place the order on hold, 2nd by Alderman Buonopane. All in favor.

Alderman Buonopane motions to adjourn, 2nd by Alderman Seaboyer. All in favor.

Protection and License adjourns at 8:28 p.m.

Public Works Committee

Chairman Buonopane, Forbes,
Seaboyer, Conn
Absent: Tramontozzi

Public Works called to order by Chairman Buonopane at 8:29 p.m. Order No. 07-107C Proposed Ordinance amendment to Melrose Revised Ordinances Chapter 198, §198-5 through §198-10 – Solid Waste as submitted by the Solid Waste Committee as set forth herein. (AL-4)

Alderman Conn says this is an order related to dumpsters. He offers an amendment by inserting after the last sentence in Section 198-8 Temporary dumpster permit "Failure to obtain a temporary dumpster permit shall constitute a violation subject to the provisions of Sec. 198-7(A).", 2nd by Alderman Seaboyer. All in favor.

Alderman Seaboyer says the Superintendent of Public Works had made some comments regarding this section and revisions based on those comments are written in blue and red.

Alderman Conn motions to recommend the proposal as amended and written in blue and red, 2nd by Alderman Seaboyer. All in favor.

Alderman Forbes asks if all of Section 6 has been repealed. Alderman Seaboyer says yes. Alderman Forbes asks if it has been placed somewhere else. Alderman Seaboyer says it was already located in another section.

Alderman Conn motions that this be engrossed to have all sections of the ordinance in sequence upon passage, 2nd by Alderman Seaboyer. All in favor.

Alderman Conn moves to recommend as amended, 2nd by Alderman Seaboyer. All in favor.

Order No. 07-107, Proposed Ordinance amendment to Melrose Revised Ordinances Chapter 198, §198-3 – Solid Waste as submitted by the Solid Waste Committee as set forth herein. (AL-4)

Alderman Seaboyer motions to give the matter Leave to Withdraw, 2nd by Alderman Conn.

On discussion Alderman Boisselle says this section concerns the trash tipping fee and asks if it will not be included in the ordinance. Chairman Buonopane says this was the Solid Waste Committee's suggestion. Alderman Boisselle asks if the fee remains in place. Chairman Buonopane says yes.

On the motion to recommend, All in favor.

Alderman Conn motions to adjourn, 2nd by Alderman Seaboyer. All in favor.

Public Works Committee adjourns at 8:39 p.m.

There are no orders to be acted on in the Health, Education and Welfare Committee.

Maribeth Harrington
Clerk of Committees