MELROSE HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Meeting and Public Hearing
Tuesday, December 19, 2017
6:15 PM
Cassidy Conference Room, City Hall, 562 Main Street

PRESENT: Michael Coleman, Brad Hutchinson, Charlene Marinelli, Justine Sterling, and Judith Sullivan

ABSENT: None

Erin Zwirko, Assistant Planning Director, was present.

The meeting was called to order at 6:15 PM by Mr. Hutchinson.

In accordance with the Open Meeting Law, Mr. Hutchinson inquired whether anyone would be making a video or audio recording of the meeting. No one in attendance indicated that they would be making such a recording.

I. MINUTES

Ms. Marinelli MADE a MOTION to approve the minutes from November 21, 2017. Ms. Sullivan SECONDED the MOTION. All members voted in favor. None were opposed.

II. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

<u>Application for Certificate of Appropriateness: John Wise, Wise Construction, 524-530 Main Street (public hearing)</u>

Joe Nevin, the applicant's architect from Bergmeyer Associates, presented the modified proposal to the Commission. Mr. Nevin explained that the Applicant wanted to maintain the integrity of the Main Street façade and the rear façade, while reducing the weight of the building and the associated cost of construction. The most noticeable change is the elimination of the fourth story.

Mr. Nevin provided an overview of the other façade modifications. On the rear façade, the angle was maintained and additional windows were added. The amount of brick masonry on the side elevations was reduced. Other modifications include moving the residential solid waste and recycling from the basement to the rear of the building in an enclosure. Moving the solid waste enclosure to the exterior of the building was necessary as the foundation would not be rebuilt and the basement floor lowered as previously proposed. The second floor interior courtyard was narrowed by 8 feet, allowing for a second studio unit to be located on the second floor. The mechanical rooftop units were consolidated to the roof of the third story at the rear of the building.

Mr. Hutchinson asked why the Applicant decided to not excavate the basement floor. Mr. Nevin explained that it was purely a cost factor. Additionally, it meant that the elevator would be a 3-stop elevator and not a 5-stop elevator, reducing costs significantly.

Ms. Sullivan noted that the overall reduction in height was more appropriate for the downtown historic district. It was pointed out that the Commission had concerns with the original four story height.

Mr. Coleman expressed that he did not want to see any further substitution of materials. While he is fine with the substitution of metal panel for brick on the side elevations because the elevations are mostly obscured, any further substitutions would not be desirable.

Ms. Marinelli stated that she appreciates the additional windows on the rear façade. She noted that there is less blank space on the rear façade in this modified proposal.

Ms. Sterling asked about the solid waste enclosure. She thought that access may be impeded by the existing parking spaces. She requested that further review of the enclosure be considered.

Ms. Zwirko reviewed the conditions of the original Certificate of Appropriateness. She noted that a subcommittee was identified to participate in the Planning Board's design review process. As previously, the Commission desired to participate in refining and finalizing the building materials and details, and in particular, the screen material proposed for the patio and around the solid waste enclosure and the metal panels. Ms. Zwirko noted that the second part of the condition is no longer applicable due to the redesign.

Ms. Zwirko also noted that each commercial tenant would be required to submit their signage to the Commission for approval under separate application.

Mr. Coleman made a motion to issue a Certificate of Appropriateness for the modified proposal for a new structure at 524-530 Main Street as conditioned. Ms. Marinelli SECONDED the MOTION. All members voted in favor. None were opposed.

The meeting adjourned at 7:00 PM.