

**MELROSE HISTORIC DISTRICT COMMISSION**  
**MEETING MINUTES**  
**Meeting and Public Hearing**  
**Tuesday, November 1, 2022**  
**7:00 PM**  
**Cassidy Conference Room**  
**City Hall, 562 Main Street**

**PRESENT:** Michael Coleman, Richard Curl, Kevin Erb, Brad Hutchinson, Lindsay Toghill, Liz Ryan

**ABSENT:** None

Denise Gaffey, Director & City Planner, was present.

The meeting was called to order at 7:00 PM by Mr. Hutchinson.

**I. APPROVAL OF MINUTES**

Ms. Toghill made a motion to approve the meeting minutes from September 13, as written. Mr. Curl seconded the motion. All voted in favor of approving the minutes. None were opposed.

**II. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

585 Main Street, Coolidge at Melrose Apartments, Nicholas Liucci (Public Hearing)

Nicolas Lucci, Applicant, Tim Maurer, Secure Energy Representative, and Jeff Ewing, Building Owner, appeared to present the project. The proposal includes installing ductless mini splits and exterior condensers for each of the 49 apartments. The condensers will either be mounted to the building or stacked and placed eighteen inches above the ground. The units are 6 ft. tall and will not block any windows. To prevent visibility from the street, landscaping or fencing will be installed around the units. It was also explained that the current electric brick heaters are very inefficient. Installing minisplits would not only reduce greenhouse gas emissions, but with energy rebates, there would be \$300,000 in energy savings. These savings would positively impact residents. These units also provide heating and cooling there is no redundancy.

Mr. Curl asked if the condensers could be grouped rather than placed alongside each other. Mr. Lucci explained that they can only be placed in a line due to the length of the piping. He also noted that they can only be placed outdoors rather than in the building attic, where there is not enough air flow. Members suggested moving the units to the rear of the building and wondered if the units in the front could be eliminated. Additionally, Members noted that the design needs to be sensitive to the building and were curious if the units could be painted to blend with the building façade. Mr. Liucci noted that there are wells along each entrance in front which limits unit placement.

Many were concerned with the units' visibility and lack of concealment. Members were opposed to mounting the units into the masonry and requested elevations and pictures of other buildings with similar installations. Mr. Ewing noted that he agreed with the design recommendations but emphasized that the mini splits are the only feasible option for heating and cooling. Mr. Curl responded that the line sets should be minimized as much as possible, and the concepts needs additional review. He also requested that the Applicant demonstrate the possibility of accommodating a 70 ft. line run. Ms. Toghill wondered how loud the units are to which Mr. Liucci responded that the sound is not noticeable.

Mr. Liucci noted that he will think through how and where the line sets can run. He will also provide elevations and will attempt to remove the condensers from the front of the building. Mr. Ewing added that heating and cooling has been a persistent problem in this building for years and the rebates make this option more economically feasible. Members requested a presentation of pictures of other buildings with similar installations and noted that all attempts, even if impractical, should be presented with an explanation as to why the design would or would not work.

Ms. Toghill made a motion to continue the case to December 13, 2022. Mr. Coleman seconded the motion. All voted in favor of continuing the case. None were opposed.

Documents:   Application for a Certificate of Appropriateness  
                  Proposed Renderings  
                  Mini-splits specifications

The meeting adjourned at 8:15 PM.