MELROSE PLANNING BOARD
Regular Meeting and Public Hearing
Monday, May 23, 2011
7:45 p.m.
Mayor's Conference Room

PRESENT: Carla Francazio, Richard Connolly, Mike Cassavoy, Ed Cassidy, John Sadowski, Jack Welch, Bob Mercado, and Paul King

ABSENT: Anne DeSouza-Ward

Denise Gaffey, City Planner, was present.

The meeting was called to order at 7:50 p.m. by Ms. Francazio.

BOARD OF APPEALS

Case 11-008, 59 Sargent Street, Carrieri

The Applicant and their contractor were present to describe the application to the members. After an extensive evaluation of the Applicant's proposal, Mr. Sadowski MADE a MOTION to send a standard letter to the Board of Appeals that noted the Applicant represented at the meeting that they do not intend to extend the gable roof over the stairs of the proposed front porch. With this clarification, the Planning Board is not opposed to the front porch proposal. Mr. Cassidy SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 11-008

Case 11-009, 160 First Street, Bowers

The Applicant and their contractor were present to describe the application to the members. The members discussed the details involved with the case and Mr. Sadowski MADE a MOTION to send a standard letter to the Board of Appeals. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 11-009

SITE PLAN REVIEW-AFFORDABLE HOUSING SPECIAL PERMIT

a) SP-09-001, Blueberry Hill Lane, Delta Fairfield Corporation (continued public hearing)

Patrick McAvoy, the Applicant's Representative, was present to request a continuance to the June Planning Board meeting due the absence of one member at this evening's meeting. Mr. McAvoy asked the members to consider scheduling a Design Review Subcommittee Meeting prior to the full board meeting scheduled for June 27th. The members expressed that the Applicant's proposal still has several fundamental issues to be worked out before it would be appropriate to convene Design Review Subcommittee. The members noted that prematurely conducting a Design Review Subcommittee meeting at this point in the review process would be a disservice to the public. The members reviewed the outstanding information to be provided by the Applicant for the next meeting.

Mr. Connolly MADE a MOTION to continue the public hearing to June 27, 2011. Mr. Welch SECONDED the MOTION. All voted in favor. None opposed.

OTHER

Stone Place Condition

Ms. Gaffey reminded the members that as a condition of the Stone Place Site Plan Approval, the Applicant would seek to obtain historic preservation tax credits and if granted, would rehab Building C to the Secretary of the Interior standards. In the event that the tax credits were not available for the proposed project, the condition would not apply. Ms. Gaffey noted that it has been established that the project is not eligible for such historic preservation tax credits. Ms. Gaffey explained that the Board has been asked by the developer to document that this condition, while no longer applicable, has been satisfied so that the project can continue to move forward. Mr. Cassavoy MADE a MOTION to authorize the proposed letter to the Applicant regarding the historic preservation tax credits condition. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

Documents: Draft letter from Planning Board to the Stone Place Developer
Letter dated April 11, 2011 from the Massachusetts Historical Commission to the Stone Place Developer
Letter dated May 10, 2011 from the Melrose Historical Commission to the Stone Place Developer

Meeting adjourned at 9:15 PM.