MELROSE PLANNING BOARD
Regular Meeting & Public Hearing
Monday, May 24, 2010
7:45 p.m.
Mayor's Conference Room

PRESENT: Tom Pawlina, Ed Cassidy, Bob Mercado, John Sadowski, Anne DeSouza-Ward, Mike Cassavoy, and Jack Welch

ABSENT: Richard Connolly and Carla Francazio

Matt Hennigan, Assistant Planner, was present.

The meeting was called to order at 7:50 p.m. by Ms. DeSouza-Ward.

MINUTES
a) Draft Regular Meeting & Public Hearing, April 26, 2010
Mr. Cassavoy MADE a MOTION to accept the minutes of April 26, 2010. Mr. Mercado SECONDED the MOTION. All voted in favor with the exception of Mr. Cassidy, Mr. Pawlina, and Mr. Welch who abstained due to absence. None opposed.

b) Draft Special Meeting, May 3, 2010
Mr. Cassavoy MADE a MOTION to accept the minutes of May 3, 2010. Mr. Sadowski SECONDED the MOTION. All voted in favor with the exception of Mr. Cassidy, Mr. Pawlina, Mr. Mercado, and Mr. Welch who abstained due to absence. None opposed.

BOARD OF APPEALS
Case 10-010, 162 Tremont Street, Pelton
The Applicant, Mr. Pelton, was present to describe the application to the Board. After a detailed evaluation of the Applicant's proposal by the members, Mr. Cassidy MADE a MOTION to send a letter to the Board of Appeals that noted that the Board viewed the mobile hot dog cart to be appropriate for the location and supportive of other activities in the area. The Board noted that the Applicant's proposal will not generate excessive traffic or overload the municipal systems. However, the Board suggested that only one business be permitted to be open at a time on the site. The operation of the hot dog cart should be limited to weekends from 10 AM to 8 PM and certain holidays when the existing business (doggie daycare) is closed. The hot dog cart and all associated trash should be removed from site at the end of each work day so that there is no evidence of the second use while the first use is in operation. The Board advised the Applicant to clarify with the Building Commission the nature of the relief required (i.e. special permit or variance). The Board expressed that they do not object to the proposed hot dog cart on the same site as the doggie daycare assuming the comments noted above are taken into consideration. Ms. Sadowski SECONDED the MOTION. All voted in favor. None opposed.

Case 10-011, 94 Sheffield Road, Efremow
The Applicant's Representative, Patrick McDonald, was present with the Applicant, Mr. Efremow, to describe the application to the Board. The members conducted an extensive discussion regarding the application. Mr. Cassavoy MADE a MOTION to send a letter to the Board of Appeals that noted the Board recognized that the Applicant's proposal is similar to his prior application with the exception of the reduced height of the proposed addition to match the existing garage. The Board noted the potential maintenance and public safety issues associated with the proximity of the proposed addition to the side lot line. While the Applicant indicated that the tool shed would not include plumbing or heat, the Board

expressed concern that the footprint of the garage with proposed addition is approaching the magnitude of a principal use structure rather than an accessory use structure, which is out of scale and inconsistent with existing accessory structures in the surrounding area. Ms. Sadowski SECONDED the MOTION. All voted in favor. None opposed.

SITE PLAN REVIEW

SP-10-003, 473R Main Street, Iudice (public hearing)

The Applicant, Suzanne Iudice, was present to describe the application to the Board. Ms. Iudice indicated that her commercial space directly abuts the Friends Municipal Parking Lot. Ms. Iudice stated that she intends to sell high-end clothing and accessories, both new and re-sale items.

Mr. Mercado MADE a MOTION to open the public hearing. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed. Ms. DeSouza-Ward opened the meeting for public comment and noted that no members of the public were present.

Ms. Iudice explained that there are no exterior modifications associated with her application, except for the installation of new signage at the rear of the building. The members noted that the sign that has been proposed complements the signage of the existing tenants and is consistent with the character of the building. The members confirmed that the new signage will match the signage for the next-store tenant with respect to color, material, and size. Ms. Iudice stated that exterior lighting for the signage is not part of her proposal, however, the below-grade entryway will be appropriately illuminated for safety purposes.

Mr. Cassavoy MADE a MOTION to grant the necessary waivers pertaining to the submission of required application materials with the exception of the waiver for sign renderings, which were submitted as part of the proposal. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Mr. Mercado MADE a MOTION to close the public hearing. Mr. Pawlina SECONDED the MOTION. All in favor. None opposed. Mr. Sadowski MADE a MOTION to approve the Site Plan Review application for SP 10-003, 473R Main Street. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

ZONING SUBCOMMITTEE REPORT

Expedited Permitting

Mr. Hennigan informed the members that the Board of Aldermen adopted Expedited Permitting Zoning Amendment in connection with the Green Communities Program.

Floodplain District

Mr. Hennigan informed the members that the Board of Aldermen adopted the Floodplain District Zoning Amendment, which allows the City to maintain continued eligibility in the National Flood Insurance Program.

Signage

Ms. DeSouza-Ward updated the Board on the Zoning Subcommittee's site visit earlier in the month to view signage in the downtown area.

Mr. Mercado MADE a MOTION to adjourn the meeting. Mr. Pawlina SECONDED the MOTION. All voted in favor. None opposed.

The meeting adjourned at 9:15 PM.