

MELROSE PLANNING BOARD
Regular Meeting and Public Hearing
Monday, September 27, 2010
7:45 p.m.
Mayor's Conference Room

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

Denise Gaffey, Planner, and Matt Hennigan, Assistant Planner, were present.

The meeting was called to order at 7:50 p.m. by Mr. Connolly.

MINUTES

a) Draft Regular Meeting August 23, 2010

Mr. Sadowski MADE a MOTION to accept the minutes of August 23, 2010. Mr. Mercado SECONDED the MOTION. All voted in favor with the exception of Mr. Pawlina, Mr. Cassidy, Mr. Cassavoy, and Ms. Francazio who abstained due to absence. None opposed.

BOARD OF APPEALS

Case 10-018, 25 Natalie Avenue, Rosie

The Applicant, Mr. Rosie, was present to describe the application to the members. After a detailed evaluation of the Applicant's proposal by the members, Mr. Sadowski MADE a MOTION to send a letter to the Board of Appeals that compliments the Applicant on his presentation of the proposed project and finds the Applicant's proposal to be consistent in scale with similar residences in the surrounding area. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Documents: ZBA application Case 10-018

SITE PLAN REVIEW-AFFORDABLE HOUSING SPECIAL PERMIT

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

Patrick McAvoy, the representative for the Applicant, was in attendance with the Applicant, the Gianquitto family, and the Applicant's Architect, Dan DiLullo, to present updated materials to the Board. Mr. McAvoy provided a brief summary of the history of the Applicant's proposal to the members. Mr. McAvoy introduced Mr. DiLullo to review the updated architectural submission. Mr. DiLullo indicated the Applicant's intent to keep the size of the development at twenty (20) units. Mr. DiLullo identified the major issues concerning the application as parking, building height, and the topography change on site. Mr. DiLullo described to the members proposed improvements to the proposal that he hopes will assist to resolve these issues. Mr. DiLullo stated in Lots 1 & 2 he raised the ground floor of the structures approximately 3 feet, which raised the grade in the rear and eliminates the need for the double-tiered retaining wall system previously proposed. Mr. DiLullo explained that this approach requires the driveways to be sloped approximately 6%-8% up to the garage doors. Mr. DiLullo stated that in Lots 3 & 4 the structures have been lowered by approximately 5 feet into grade. This change allows for terracing of the grade behind the units and the design of two car garages at ground level. Mr. DiLullo explained that the new driveway design will result in the creation of ten parking spaces, which brings the total proposed parking to 37 spaces, three spaces short of the 40 spaces required. Mr. DiLullo added that the new driveway configuration will reduce the number of curb cuts along the roadway and allow for more on-street parking for guests. Mr. DiLullo acknowledged that the new scope would result in increased impervious surfaces which could be adequately addressed by the use of pervious pavers.

Mr. Connolly asked the Board for their comments. Mr. Cassavoy questioned whether the existing vegetation would be able to provide adequate screening for what appears to be massive bands of townhouses on the hill. Mr. DiLullo stated that he would provide the Board with sections from the far side of Forest Street to assist the members with a better understanding of the visual impact of the proposal. Mr. DiLullo noted that the structures on Lots 1 & 2 are not visible from Forest Street. Mr. Cassavoy suggested that the Applicant consider varying the architectural style of the units as well as reducing the number of units. Mr. Cassidy noted that the Applicant's submission is a step in the right direction and emphasized the need for greater architectural variation. Mr. Cassidy suggested that the end units be changed to "Cape" style units. Mr. Cassidy commented that he likes the way the units are off-set so as to deemphasize the massive appearance of the structures. Mr. Cassidy added that balconies could also be used as a "break-up" element in rear of the buildings on Lots 3 & 4. The members supported the planting of coniferous hedges to better enhance the natural screening. Mr. Cassavoy noted the potential marketability issues associated with the proposed three bedroom units. Mr. Pawlina confirmed that the location of the building footprints have not changed. Mr. Pawlina questioned whether pervious pavers would be able to adequately address the proposed increase in impervious surfaces and noted that the drainage structure shown in the original submission would not likely be able to sufficiently service the new rear driveway plan for Lots 3 & 4. Mr. Pawlina suggested that the Applicant consider reallocating some of the proposed drainage capacity from the west side of the site to the east side to compensate for the increase in impervious surfaces. Ms. Francazio agreed that the design is moving in the right direction and requested that sections be provided by the Architect that include the single family structures to be constructed on the Applicant's lots that front Forest Street. Mr. DiLullo acknowledged that the typographic information on the plans needs to be updated to reflect the site work required to construct the dwellings on Forest Street. The members raised the issue as to whether the proposed new driveway in the rear of Lots 3 & 4 would be in compliance with zoning. The members wondered whether the Fire Department would have adequate access. Ms. DeSouza-Ward expressed support for landscaping the island in the cul-de-sac. Mr. Connolly opened the meeting to public comment.

Greg Lawless, 23 Hunt Terrace

Mr. Lawless expressed that his main issue is parking and asked for further clarification regarding the proposed parking for the units on Lots 1 & 2.

No additional comments from the public were received.

The members discussed the Applicant's parking plan within the context of the proposed development comprised of all three-bedroom units. Mr. Mercado noted that the three-bedroom configuration of the units could potentially attract households who require more than two parking spaces. Mr. Connolly expressed that he feels that the Applicant's proposal is still too dense and suggested that reducing the number of units per lot by one would be advantageous from numerous perspectives. Mr. Connolly noted the letter from the City of Malden and emphasized the need to be considerate of the visual impact of the development from the south. Mr. Mercado asked that the Applicant also provide a section drawing that depicts the development from north to south. Ms. DeSouza-Ward indicated that the Board would be interested in hearing any considerations from the Applicant regarding the Board's comments concerning the reduction of the number of units/bedrooms. Mr. McAvoy requested a continuance of the public hearing to the Board's October meeting. Mr. Cassavoy MADE a MOTION to continue the public hearing to October 25, 2010. Mr. Cassidy SECONDED the MOTION. All voted in favor. None opposed.

Documents: Letter dated July 26, 2010 from Principal Planner for City of Malden, Michelle Romero, to Planning Board

Site Plan Review Application SP 09-001
Updated Architectural Submission for September 27, 2010 Planning Board meeting

OTHER

Ms. Gaffey informed the members that the developer for Stone Place is interested in convening the Design Review Subcommittee to present proposed roofing materials and a revised landscape plan. The members scheduled the next Design Review Subcommittee meeting for Thursday, October 14, 2010 at 7:30 AM.

Meeting adjourned at 9:20 PM.