

MELROSE PLANNING BOARD
Regular Meeting and Public Hearing
Monday, October 25, 2010
7:45 p.m.
Mayor's Conference Room

PRESENT: Richard Connolly, Bob Mercado, Anne DeSouza-Ward, Mike Cassavoy, Carla Francazio, Tom Pawlina, Ed Cassidy, John Sadowski, 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 & Public Hearing, September 27, 2010

Mr. Mercado MADE a MOTION to accept the minutes of September 27, 2010. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

b) Draft Design Review Subcommittee Meeting, October 14, 2010

Mr. Cassavoy MADE a MOTION to accept the Design Review Subcommittee minutes of October 14, 2010. Mr. Welch SECONDED the MOTION. All voted in favor. None opposed.

SITE PLAN REVIEW-AFFORDABLE HOUSING SPECIAL PERMIT

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

Mr. Connolly noted that no members of the community were present for the public hearing.

Patrick McAvoy, the representative for the Applicant, was in attendance with the Applicant, Mr. Gianquitto, and the Applicant's Architect, Dan DiLullo, to present updated application materials to the Board. Mr. McAvoy provided a brief introduction and notified the members that the Applicant has decided to modify the bedroom composition of the twenty proposed units to include a 70% three bedroom (14 units) and 30% two bedroom (6 units) mix in response to comments from the Board at the previous public hearings. Mr. McAvoy stated that the Applicant feels that the requirement by the Zoning Ordinance to provide two affordable units does not allow for the flexibility to reduce the total number of units. Mr. McAvoy introduced Mr. DiLullo to review the updated architectural submission. Mr. DiLullo noted that the new section drawings demonstrate the benefits of the proposed design changes discussed at the last public hearing which include the elimination of the need for the double-tiered retaining wall system previously proposed behind Lots 1 & 2 and the terracing of the grade behind Lots 3 & 4 to accommodate the new driveway design. Mr. DiLullo pointed out that the need for the retaining wall system eventually dissipates on the northern portion of the site behind Lot 4 as a result of the topography in the area. Mr. DiLullo explained that the two bedroom units are proposed to be select end units that shall be 1 ½ stories in height. Mr. DiLullo noted that he is striving to achieve greater architectural variation by changing the height of the two bedroom units combined with off-setting the units throughout the development. In addition, Mr. DiLullo proposed the reorientation of Unit 20 so that the entrance is relocated to the side of the structure. Mr. DiLullo explained that the layout of the structures/driveways do not allow for all two-bedroom units to be reoriented in this manner.

Mr. Cassavoy noted the need to be able to obtain a better understanding of the landscaping proposed for the development. Mr. Cassavoy requested that a section drawing be provided by the Architect that includes the single family structures to be constructed on the Applicant's lots that front Forest Street. Mr.

DiLullo confirmed for Mr. Sadowski that the highest retaining wall proposed on the site shall be 8' in height. Mr. Sadowski questioned whether the building code would trigger the need for fencing to be installed on top of retaining wall and noted the associated negative aesthetic drawbacks. Mr. Cassidy inquired regarding how much of the existing vegetation/screening can be expected to be preserved. Mr. DiLullo stated that the proposed design changes should reduce the areas of slope that requires stabilization and could potentially allow for more of the tree-line to be saved. Mr. Pawlina inquired whether the cost implications of the proposed design changes have been evaluated. Mr. DiLullo stated that the cost changes have yet to be determined, but he does not anticipate them to be a "back breaker."

The members discussed the Applicant's parking plan and noted that the Applicant's proposal is three spaces short of the 40 spaces required. Mr. Pawlina raised the possibility of the utilizing the leeching area in the northwest portion of site for potential parking. Mr. DiLullo suggested the use of grass block pavers in the leeching area. Ms. DeSouza-Ward inquired how the seven (7) scattered parking spaces would be allocated. Mr. McAvoy stated that the rights to these parking spaces would be based the condominium documents, which have yet to be finalized. The members noted that the proposed driveway behind Lots 3 & 4 would not be able to accommodate overnight parking for guests. Mr. Mercado requested that the Applicant provide a construction detail for the proposed retaining walls.

Mr. Connolly invited Alderman Forbes the opportunity to comment. Alderman Forbes stated that the neighbors would like to see a smaller development. Alderman Forbes noted the presence of drainage issues in the area. Alderman Forbes voiced concern regarding potential parking issues during construction as well as a result of the twenty units currently proposed. Alderman Forbes expressed disappointment and frustration regarding the Applicant's lack of communication and history of disrespect for the neighborhood. Alderman Forbes encouraged all parties involved to work together to design a good project for the neighborhood.

With respect to landscaping/screening, Ms. Francazio questioned to what extent the tree line presently exists. Ms. Francazio inquired if plantings are proposed to supplement the tree line. Ms. Francazio suggested that the Board schedule a site walk. The members agreed that a site walk would be a good idea. Mr. Cassavoy requested that the Applicant stake out the lots for the site walk. The Applicant indicated that the road is currently roughed in. Mr. Sadowski suggested that the Applicant install a pole that shall represent the proposed height of the townhouse units to provide additional context for the members. The Board noted that a site visit would be appropriate after the next meeting so to allow the Applicant the opportunity to provide a revised site plan.

Ms. DeSouza-Ward expressed that she still is mixed regarding number of units/bedroom composition proposed and noted that the Applicant's proposal does not include enough parking. Ms. DeSouza-Ward stated that she was unsure whether it was the right time for the Applicant to expend a lot of resources to revise the plan. Mr. DiLullo stated that he believes that the three bedroom units will be attractive to empty-nesters as well as families. Mr. Connolly surveyed the members for more input regarding the scale of the development. Mr. Cassidy and Mr. Cassavoy indicated that they do not have an issue with the density proposed. Mr. Welch noted that the vertical orientation of the proposed units might make them less attractive to empty-nesters. Mr. Mercado expressed concern regarding parking and inquired regarding the fiscal impact of the project to the City. Mr. Mercado asked whether the structures are intended to be "green" buildings. Mr. DiLullo stated that the structures will be constructed in accordance with the new building/energy code. Mr. Pawlina stated that he is comfortable with the direction that the project is headed. Mr. Connolly stated that he feels that the project is dense and expressed concern regarding parking.

Mr. McAvoy requested a continuance of the public hearing to the Board's November meeting. Mr. Connolly reviewed with Mr. DiLullo the materials that the Board would like to see for the next meeting, which included:

- More information regarding the proposed parking plan;
- A Landscape Plan;
- A section drawing that includes the single family structures to be constructed on the Applicant's lots on Forest Street;
- An updated Site Plan.

Mr. Cassavoy MADE a MOTION to continue the public hearing to November 22, 2010. Ms. Francazio SECONDED the MOTION. All voted in favor. None opposed.

Documents: Site Plan Review Application SP 09-001
Updated Architectural Submission for October 25, 2010 Planning Board meeting

SITE PLAN REVIEW

Update on façade materials for SP-10-005, 462 Main Street, MacArthur Realty Trust

The Applicant's Representative, Dan DiLullo, was present in fulfillment of condition #5 of the decision for Site Plan Review Case #10-005, 462 Main Street for approval of the color and texture of the building material to be used to construct the new front façade. Mr. DiLullo presented to the members an elevation drawing that showed the use of Azek Paneled Backing painted dark gray (Benjamin Moore 2108-40) for the signband. The EIFS façade shall be painted gray (Benjamin Moore 2108-50) and shall include an Aztek Cornice Trim that shall match the color of the signband. Mr. DiLullo noted that the awnings to be installed on the Main Street and south facades shall feature alternating brown and gold vertical stripes that shall match the signage color scheme. Mr. Cassavoy MADE a MOTION to approve the Applicant's submission in response to condition #5 of the Site Plan Review decision for Case #10-005, 462 Main Street. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Document: Schematic Elevations for 462 Main Street revised October 5, 2010 prepared by DiLullo Associates, Inc.

DESIGN REVIEW SUBCOMMITTEE REPORT

SP 08-007, Stone Place, Stone Place Limited Partnership

Mr. Cassidy briefly summarized the issues covered at the Design Review Subcommittee meeting, which included presentation of the proposed roofing material for Building C and the revised landscape plan in connection with the screening for the condensing units located along the north side of Building C. Mr. Cassidy noted that the Design Review Subcommittee approved the revised landscape plan and requested that the Applicant perform a mock-up on the roof with three different shingle types this winter. The members reviewed and approved the draft letter to the Building Commissioner composed by Planning Staff documenting the Stone Place Design Review Subcommittee status.

Document: Draft letter to the Building Commissioner from the Planning Board regarding Update for Stone Place, Case #08-007 – Design Review Subcommittee Status

OTHER

Partial release of bond for Boardman Subdivision

Ms. Gaffey informed the members that the Planning Staff recently received notification that an amount of work valued at \$270,496.20 has been completed on the Boardman Subdivision to the satisfaction of the Department of Public Works. Ms. Gaffey indicated that the City Engineer recommended the release of the corresponding portion of the developer's bond. Mr. Cassidy MADE a MOTION to grant the release of funds in the amount equal to \$270,496.20. Mr. Sadowski SECONDED the MOTION. All voted in favor. None opposed.

Document: Memorandum and Project Estimate Sheet regarding Boardman Avenue Subdivision
Release No. 1

Schedule December Meeting

The members decided that they would plan to meet on the third Monday in December, if necessary, due to way that the holidays fall this year in December.

Meeting adjourned at 9:40 PM.