

MELROSE PLANNING BOARD
Regular Meeting and Public Hearing
Monday, June 27, 2011
7:45 p.m.
Mayor's Conference Room

PRESENT: Carla Francazio, Richard Connolly, Mike Cassavoy, John Sadowski, Jack Welch, Bob Mercado, Anne DeSouza-Ward, and Paul King

ABSENT: Ed Cassidy

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

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

MINUTES

a) Draft Regular Meeting & Public Hearing, April 25, 2011

Mr. Connolly MADE a MOTION to accept the minutes of April 25, 2011. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

b) Draft Regular Meeting & Public Hearing, May 23, 2011

Mr. Sadowski MADE a MOTION to accept the minutes of May 23, 2011. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

BOARD OF APPEALS

Case 11-010, 99, 101 & 137 Essex Street, 99 Essex Street, LLC

The Applicant, Paul Wise, and the Applicant's Representative, Bob Bell, were in attendance to present the application to the members. Mr. Bell described the requested zoning relief. The members acknowledged that the Applicant's Site Plan Review application for the project had recently been reviewed and approved by the Board. Mr. DeSouza-Ward MADE a MOTION to send a standard letter to the Board of Appeals that noted the Applicant elected to seek Site Plan Review approval prior to requesting the necessary zoning relief. After an extensive evaluation of the Applicant's proposal which included four public hearings, the Applicant's Site Plan Review application was approved with conditions on April 25, 2011. The Planning Board recognizes that the Applicant's proposal represents an opportunity to facilitate a high quality renovation of a building that is in significant need of investment. The application addresses a prominent building located in close proximity to the downtown and a variety of public transit options. The adaptive reuse of the former church building to multifamily residential use is viewed positively by the Board. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 11-010

AFFORDABLE HOUSING SPECIAL PERMIT

AHSP-11-001, 99 Essex Street, 99 Essex Street, LLC (public hearing)

The Applicant, Paul Wise and the Applicant's Representative, Bob Bell, were present to describe the application to the members. Mr. Bell explained that in accordance with the Affordable Housing Special Permit provisions in the zoning ordinance the proposed 16-unit residential development is required to set aside two (2) units as affordable units. Mr. Bell stated that the Applicant agreed with the Planning Staff's recommendation for the allocation and selection of units.

No members of the public were present.

The members were also in support of the Planning Staff recommendation that the affordable units be comprised of 1 “duplex” two-bedroom unit (Unit #14) and 1 “flat” one bedroom unit (Unit #5). The members discussed the inclusion of the typical conditions associated with Affordable Housing Special Permit approval.

Mr. Connolly MADE a MOTION to approve the Affordable Housing Special Permit application for AHSP-11-001, 99 Essex Street, with the following conditions:

1. The Petitioner shall create and maintain Unit #5 and Unit #14 as the two affordable units for the Project. As the designated affordable units, Unit #5 and Unit #14 shall meet the requirements of the Affordable Housing Incentive Program under the Melrose Zoning Ordinance Section 235-73.1.
2. The affordable units shall qualify for inclusion on the Massachusetts Department of Housing and Community Development’s Chapter 40B Subsidized Housing Inventory. The Applicant shall work with the City to submit an application to the Department of Housing and Community Development Local Initiative Program (LIP) for inclusion of the affordable units on the City’s inventory of subsidized housing. The Applicant shall provide the information needed for the City to submit the LIP application prior to the issuance of the Certificate of Occupancy for the project.

Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

Document: Affordable Housing Special Permit Application AHSP-11-001
Planning Staff Memorandum dated June 22, 2011

SITE PLAN REVIEW-AFFORDABLE HOUSING SPECIAL PERMIT

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

Patrick McAvoy, the Applicant’s Representative, was present to request a continuance of the public hearing due to the absence of one member at this evening’s meeting. The Board determined that not all of the members would be in attendance at the regular July meeting and established a special meeting date in August. Mr. Connolly MADE a MOTION to continue the public hearing to August 8, 2011. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

Meeting adjourned at 8:40 PM.