

MELROSE PLANNING BOARD

Regular Meeting

Monday, November 28, 2011

7:45 p.m.

Mayor's Conference Room

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

ABSENT: Anne DeSouza-Ward

Matt Hennigan, Assistant Planner, was present.

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

MINUTES

a) Draft Regular Meeting & Public Hearing, June 27, 2011

Mr. Cassavoy MADE a MOTION to accept the minutes of June 27, 2011. Mr. Connolly SECONDED the MOTION. All voted in favor with the exception of Mr. Cassidy who abstained due to absence. None opposed.

b) Draft Regular Meeting & Public Hearing, August 8, 2011

Mr. Cassavoy MADE a MOTION to accept the minutes of August 8, 2011. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

c) Draft Regular Meeting & Public Hearing, October 3, 2011

Mr. Connolly MADE a MOTION to accept the minutes of October 3, 2011. Mr. Cassidy SECONDED the MOTION. All voted in favor. None opposed.

d) Draft Design Review Subcommittee Meeting, November 3, 2011

Mr. Cassavoy MADE a MOTION to accept the Design Review Subcommittee minutes of November 3, 2011. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

OTHER

Design Review Subcommittee Report – Stone Place

The Applicant's Architect, Rob Del Savio, was in attendance. Ms. Francazio welcomed Mr. Cassidy to provide an update regarding the status of the roof shingle selection for Building C. Mr. Cassidy informed the members of the progress that was made at the November 3rd Design Review Subcommittee meeting, which resulted in the request for an additional option in a textured product that is a closer color match. Mr. Del Savio stated that a new textured shingle (Grand Slate line) in a lighter color (Bristol Grey) has been recently added to the mock-up. Mr. Del Savio reviewed with the members the Grand Slate Bristol Grey sample in comparison with the CertainTeed Hatteras Wind Swept Grey and G.A.F. Grand Slate Welch Grey options that were discussed previously. Mr. Sadowski found the Grand Slate Bristol Grey product to be lighter and a closer match to the existing roof. Mr. Cassidy thanked Mr. Del Savio for his additional efforts and noted that he thought that the Grand Slate Bristol Grey option looked great when he viewed the mock-up over the weekend. Mr. Cassidy confirmed that the Historical Commission was made aware of the new addition to the mock-up and noted that no members of the Historical Commission were present. The members noted the earlier feedback from the representatives from the Historical Commission. The members discussed potential reuse opportunities for the existing slate. Mr. Del Savio noted that for the most part the slate is in poor condition. Mr. Del Savio clarified that a different shingle will be used for Building A. Mr. Hennigan noted that the materials for Building A were approved by the

Design Review Subcommittee in November 2009. Mr. Del Savio reviewed with the members samples of the Certainteed Landmark Pewter product that was approved and the equivalent GAF product (Timberline Prestique 30 Pewter Gray) that was also specified. Mr. Hennigan asked Mr. Del Savio for an update regarding the status of the modification to the stormwater management system proposed between Buildings A and B. Mr. Del Savio stated that he is in the process of obtaining additional information from the Applicant's Engineer. Mr. Cassavoy MADE a MOTION to approve the GAF Grand Slate Bristol Grey as the roofing material for Building C. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Meeting adjourned at 8:25 PM.