

MELROSE PLANNING BOARD

Regular Meeting

Monday, December 19, 2011

7:45 p.m.

Mayor's Conference Room

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

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

Regular Meeting November 28, 2011

Mr. Cassidy MADE a MOTION to accept the minutes of November 28, 2011. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

Ms. Francazio recused herself from the meeting and asked Ms. DeSouza-Ward to facilitate the meeting in her place.

BOARD OF APPEALS

Case 11-016, 72 Whitman Avenue, McCarthy

The Applicant, Brendan McCarthy, 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 noted that the Applicant's proposal involves the demolition of the existing garage to allow for the construction of the proposed addition. The Board noted that the proposed 10' encroachment on the Park Street rear lot line shall match the existing encroachment of the former garage and is a sufficient distance from the property line from a maintenance and safety perspective. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 11-016

Ms. Francazio returned to the meeting.

Case 11-017, 25 Arlington Road, Ormond

The Applicant, Paul Ormond, was present to describe the application to the members. Mr. Ormond submitted photographs to the Board in support of his application. The members evaluated the Applicant's proposal. Mr. Cassidy MADE a MOTION to send a letter to the Board of Appeals that noted that the application involves the demolition of the existing garage to allow for the construction of the proposed addition. The Board found that the proposed addition shall result in a minor encroachment to the side setback on the south property line and takes no exception to the Applicant's proposal. With respect to the Applicant's shed proposal, the Board noted the potential maintenance and safety issues associated with the proposed close proximity to the existing side abutter's shed and suggested increasing the setback from the side property line from 1.5' to 3' at a minimum. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

Documents: ZBA application Case 11-017
Photographs submitted by the Applicant

Case 11-018, 99R-101R Washington Street, MetroPCS Massachusetts, LLC

The Applicant's Representative, Gin Vilante, was present to describe the application to the members. The members conducted an extensive discussion regarding the application. Mr. Cassidy MADE a MOTION to send a letter to the Board of Appeals that noted that the Board finds the Applicant's proposal to be an unfortunate degradation of an historic environment that has been the subject of great architectural sensitivity over the course of the design, permitting, and ultimately the construction of a signature gateway project. The smokestack has previously been installed with T-Mobile Wireless Communication Service Facilities (WCSF) equipment that we view as regrettable, but nevertheless existing. Moving forward, we recommend that any future WCSF installations on the smokestack be appropriately screened and concealed from view. In this instance, the addition of a vertical extension to the smokestack made of fiberglass that matches the existing color and texture of the smokestack or the replacement of the top of the smokestack with a similar fiberglass system are among the suitable screening solutions. Given the substantial revenues generated by the Wireless Communications industry, financial resources are undoubtedly available to fund innovative measures designed to meld this technology into our community rather than imposing it onto us. The Board acknowledges that the Applicant has made an effort to address the applicable WCSF provisions in the Zoning Ordinance. We are not opposed to issuing a Special Permit if the wireless communication equipment is concealed. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 11-018

APPROVAL NOT REQUIRED

662 Franklin Street

The Applicant's Representative, Judy Clark, briefly described the application to the members. The property owners involved with the application, Mr. Hutchinson and Mr. Scalfani, were also present. Ms. Clark explained that the proposed transfer of land does not affect the frontage of either property. After the Board evaluated that the necessary criteria has been fulfilled, Ms. DeSouza-Ward MADE a MOTION to approve the ANR. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

Document: ANR application – 662 Franklin Street

OTHER

Signage Zoning Amendment

Ms. Gaffey informed the members that the Board of Aldermen voted to approved the Signage Zoning Amendment. Ms. Gaffey noted that no modifications were made to the revised amendment.

Meeting adjourned at 9:10 PM.