MELROSE PLANNING BOARD
Regular Meeting and Public Hearing
Monday, January 24, 2011
7:45 p.m.
Mayor's Conference Room

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

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

Draft Regular Meeting and Public Hearing, December 20, 2010

Mr. Cassavoy offered minor revisions. Mr. Cassavoy MADE a MOTION to accept the minutes as revised. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

BOARD OF APPEALS

Case 10-023, 585 Lebanon Street, AT&T Mobility

The Applicant's Representative, Kenneth Adam, was present to describe the application to the members. After an extensive evaluation of the Applicant's proposal, Mr. Sadowski MADE a MOTION to send a letter to the Board of Appeals that noted that the Board requested that the Applicant amend their application to include scale drawings and dimensions that detail all of the devices proposed. The Board reminded the Applicant of the dimensional requirements included in the Zoning Ordinance and specified that any areas of nonconformance be clearly documented. The members asked the Applicant to provide a more detailed explanation regarding the need to mount the RRH radio units and the DC surge protection device onto the face of the building as proposed rather than a more inconspicuous location on the roof where it would be less visible. The members noted that the Applicant has proposed to paint the new antennas and cables to blend with the building. The Board suggested that any relief granted by the ZBA be conditioned on the removal of all disconnected and abandoned equipment and emphasized the need for an evaluation of the condition of all existing hardware upon which new equipment is proposed to be installed. Overall, the members expressed frustration related to the lack of involvement by the property owners (i.e., the Melrose – Wakefield Hospital) in connection with Wireless Communications Service Facilities applications. The Board noted that they are unable to provide a favorable recommendation with respect to this application without the benefit of the additional information described above. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 10-023

APPROVAL NOT REQUIRED

117 Richardson Road, Leahy

The Applicant's Representative, Judy Clark, briefly described the application to the members. Ms. Clark explained that the proposed transfer of land is needed to create adequate frontage. 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 - 117 Richardson Road

SITE PLAN REVIEW

a) SP-10-006, 354 & 360-362 Upham Street, Mark Carroll (continued public hearing)
Bob Bell, the representative for the Applicant, was in attendance with the Applicant, Mark Carroll, and the Applicant's Architect, Tim Johnson, and the Applicant's Engineer, Randy Huber, to present to the Board. Mr. Johnson distributed site lighting details and a revised plantings list to the members. Mr. Johnson explained that in response to comments from the Board the parking along the Upham Street frontage has been reconfigured, which resulted in elimination two spaces in order to increase the amount of open space. Mr. Johnson indicated that the Applicant is proposing a revised trash storage plan that includes the provision of designated trash & recycling toters in place of a dumpster, which requires a minor increase in the size of the trash enclosure. Trash shall be hauled away privately and the pick-up of recycling shall be coordinated by the City. Mr. Johnson indicated the revised trash storage plan is being proposed to reduce the impact of large trucks on the site. Mr. Huber reviewed with the members the Operations and Maintenance Plan for the Applicant's stormwater management system. Mr. Huber stated that final engineering plans will be provided that include the new parking plan described earlier and any revisions that result from tonight's meeting. Mr. Bell pointed out that grading for the site is designed to ensure that water will flow away from adjacent properties and into the drainage structures.

Mr. Cassavoy noted that the use of a shadow box fencing system in lieu of the six foot board fence with lattice originally proposed would be more appropriate to screen the trash storage area. Mr. Cassidy emphasized the importance of maintaining a consistent color temperature in connection with the Applicant's site lighting plan and expressed the need for provisions for "dark sky" design and to mitigate the spillover impact onto adjacent properties. Mr. Mercado noted that the engineering plans should be amended to include the appropriate manhole installation(s) to allow for proper inspection of the leeching chambers. Mr. Mercado inquired regarding the Applicant's snow storage plan. Mr. Carroll acknowledged that the layout of the development will require a considerable amount of snow to be removed off site during large snow events. Mr. Mercado inquired whether the Applicant intended to use pervious pavers. Mr. Johnson stated that he would follow-up with the Landscape Architect. Mr. Mercado requested additional information regarding the type of curbing proposed for the interior of the site. Mr. Carroll confirmed the use of concrete curbing.

Mr. Connolly opened the meeting for public comment.

John Gonslaves, 25 East Street
Mr. Gonslaves expressed his support for the project.

John Guzowski, 372 Upham Street
Mr. Guzowski expressed his support for the project. Mr. Guzowski noted that the site is an eyesore and noted that the Applicant's proposal will enhance the property values in the area. Mr. Guzowski complemented the Applicant for his neighborhood outreach efforts.

John Livingstone, 383 Upham Street
Mr. Livingstone expressed that he finds the scope of the project to be manageable and that it is time for something to be done on the site. Mr. Livingstone complemented the Applicant for his neighborhood outreach efforts.

Mr. Mercado MADE a MOTION to close the public hearing. Mr. Cassidy SECONDED the MOTION. All voted in favor. None opposed.

The members discussed potential conditions for approval and the materials/information that would be required for submission to the Design Review Subcommittee.

Mr. Cassavoy MADE a MOTION to grant the requested waiver for Traffic Impact Report. Mr. Sadowski SECONDED the MOTION. All voted in favor. None opposed.

The Board noted that the traffic impact attributable to four new residential dwellings will be minimal compared to the existing traffic volume on Upham Street and compared to the type of commercial uses on the site in the past. The members determined that the waiver for existing and proposed topography and the location of all natural features was not necessary as the Applicant amended the engineering plans to include additional grading information. All applicable information related to handicap access provisions was provided with the initial application. Information pertaining to areas subject to the 100 year flood and location, material and size of all signs & sign renderings was not required due to the location of site and nature of the proposal.

Mr. Cassidy MADE a MOTION to approve the Site Plan Review application for SP 10-006, 354 & 360-362 Upham Street with the following conditions:

1. All new construction and changes to the site shall be consistent with the information delineated on the final set of plans. Any deviation from the approved Site Plan and Engineering & Architectural Drawings must be approved by the Planning Board in advance of construction.
2. A flow test from the nearest hydrant shall be required in coordination with the Water Division of the Public Works Department. This test must be witnessed by the Engineering Division.
3. The Petitioner shall be responsible for the installation of a new fire hydrant on Upham Street to service the site in coordination with the Fire Department and the Public Works Department.
4. A sprinkler system shall be installed in connection with improvements associated with the multifamily dwelling at 360-362 Upham Street that meets all state and local codes, subject to the approval of the Fire Department.
5. The maintenance of the stormwater management system shall be the responsibility of the property owners and written into the condominium documents. Annual inspection of the stormwater management system and certification that the system is clean and serviceable shall be required as outlined in the Stormwater Management (Drainage) Operation and Maintenance Plan. In the event the system needs cleaning, it shall be cleaned and made serviceable by the condominium association. A letter certifying that the provisions in this condition have been satisfied shall be sent to the City Engineer annually.
6. The Petitioner shall make a financial contribution to the City of Melrose Inflow and Infiltration Fund equivalent to $2.14 per gallon at 150 gallons per bedroom prior to the issuance of building permits for the entire 8-unit development. The final amount shall be determined by the City Engineer.
7. At no time shall the open space at the rear of the site behind the multifamily dwelling be utilized for snow storage.
8. There shall be no signage associated with the development with the exception of a small address sign that may hang from a post at the driveway entrance.
9. Trash will be picked up privately by a private disposal company that must be licensed through the City's Health Department. The condominium association shall increase the frequency of the trash pick-up service, if necessary, so that at no time will trash overflow from the designated trash toters.
10. The trash storage area shall be screened with a shadow box fencing system.
11. The Petitioner shall work with National Grid to explore the feasibility of relocating the utility pole presently in close proximity to the proposed access to the development. If possible, the utility pole shall be moved further away from the proposed driveway for the development.
12. The color temperature of the site lighting shall be consistent throughout the development and

approximate incandescent lighting.

13. The Applicant shall submit for review and approval by the Design Review Subcommittee the following information:
    a. Proposed building materials and sample colors including siding, trim, windows, roof shingles, and building-mounted lighting;
    b. Details regarding the curbs, pavers, and fencing for the trash enclosure;
    c. Final engineering drawings that include all parking dimensions and the inclusion of the necessary provisions to allow for the proper inspection of the leeching chambers. The final engineering plans should capture all applicable modifications shown in Architectural Site Plan (C01) and Landscaping Plan (L01) both last revised January 18, 2011;
    d. A signage sketch that indicates the dimensions, materials, and location of the address sign;
    e. Additional detail regarding site lighting including provisions for “dark sky” lighting, minimal spillover to adjacent properties, and details showing consistent color temperature throughout the site.

Mr. Mercado SECONDED the MOTION. All voted in favor with the exception of Mr. King who abstained due to absence from one or more public hearing sessions. None opposed.

Document: Site Plan Review Application SP 10-006

b) SP-10-007, 99 & 111 Essex Street, Paul Wise (public hearing)
Bob Bell, the representative for the Applicant, was in attendance with the Applicant, Paul Wise and his brother John Wise, the Applicant’s Architect, Peter Quinn, and the Applicant’s Engineer, John Barrows, to present to the Board.

Mr. Bell informed the members that the Applicant has officially purchased the property and emphasized the Applicant’s commitment to the project. Mr. Bell stated that the building will likely remain a commercial building with the existing parking if the project is not approved. Mr. Bell suggested that the more severe impact to the neighborhood is the commercial use rather than the proposed residential use. Mr. Bell extended an invitation to the Board to view the interior of the building and expressed that the proposed 16 units is not more than the building can handle. Mr. Bell noted that the roof is not in good condition. Mr. Bell stated that the Applicant does not foresee any problems with addressing the issues raised in the recent Department Head meeting. Mr. Quinn distributed updated plans which included a rendering of the proposed light wells. Mr. Quinn noted that the trash storage area has been relocated to the exterior of the building (brick enclosure positioned at side access to the building). Mr. Quinn stated the recycling area will remain inside the building. Mr. Quinn stated that the Applicant presented two parking plans at the Department Heard meeting. The first plan included moving the entrance to the parking lot to Essex Street and contains ten regulation parking spaces. Mr. Quinn stated that Public Works did not favor this plan due to the traffic impacts on Essex Street. The second plan involves shifting the curb cut on Willow Street closer to Essex Street and contains 13 compact parking spaces. Mr. Quinn noted that both parking plans include landscaping and the provision for additional spaces off-site. Mr. Quinn noted that the updated plans include revised elevations that feature verified window height and location information.

Mr. Cassavoy requested that the Applicant’s floor plan show the location of the property line.

Mr. Barrows stated that Public Works is satisfied with the proposed locations of the water and sewer service and noted that there are no capacity issues in the area. Mr. Barrows informed the members that the stormwater management system has been upgraded to accommodate the five year 24 hour storm event. Mr. Barrows indicated that the pre/post peak flow analysis calculations are forthcoming. Mr. Barrows noted that the sidewalks surrounding the site shall be upgraded from bituminous to concrete and include handicap accessible ramps.

Mr. Bell stated that the Applicant's Traffic Study will be ready for the next meeting at which time parking and traffic will be addressed. Mr. Bell stated that the intent is to provide a 1:1 ratio of units to parking spaces. Mr. Bell argued the parking at Oak Grove Village is currently under utilized. Mr. Bell indicated that the Applicant will be able to accommodate whatever parking ratio that is determined as result of the approval process.

Mr. King noted that the trash storage area seems small in size. Mr. Quinn responded that the trash will be picked up twice a week. Mr. Francazio inquired regarding which LEED standard that the Applicant will be seeking to attain. Mr. Cassidy asked for additional information concerning the heating and cooling system and was informed that the HVAC system is proposed to be a four pipe system that includes "the most quiet roof top condenser on the market", which shall be appropriately screened. Two boilers will be located in the basement. Each unit shall have its own controls. Mr. Mercado asked if the Applicant has considered reducing the amount of units in the proposal. Mr. Bell stated that by reducing the number of units would likely result in increasing the number of bedrooms, which would not align with the Applicant's target market. Mr. Bell emphasized that the proposed residential use is a step down in terms of impact on the neighborhood and indicated that the proposed 16 units is necessary for the project to be financially feasible.

Mr. Connolly opened the meeting for public comment.

<u>Bruce Carmichael, 121 Essex Street</u>
Mr. Carmichael stated that he has met with the Applicant and the Ward Alderman regarding the application. Mr. Carmichael noted that the residential use is an improvement only under certain conditions. Mr. Carmichael stated that he is interested in finding out what zoning relief is required and viewing a staff report from the Planning Office. Mr. Carmichael noted that a prior Board of Appeals case involving the property required the provision of 15 parking spaces. Mr. Carmichael questioned the transit oriented development argument presented by the Applicant. Mr. Carmichael expressed that the proposed improvements may be nice looking in appearance, but the project may not be a benefit to the neighborhood as a whole. Mr. Carmichael recognized that although the proposal is still in its initial phases, the real issue is parking. Mr. Carmichael stated that any enhancements to the property will be a benefit to him as he is a direct abutter to the parking lot.

<u>Andrew Zalewski, Boston Metro Hi-Railers Club</u>
Mr. Zalewski stated that the proposal is affecting the Boston Metro Hi-Railers Club, which has occupied the basement of the building for years. Mr. Zalewski noted that the Applicant has been a great landlord and is helping his organization find a new location. Mr. Zalewski explained that the Hi-Railers have found the basement to be dry. Mr. Zalewski pointed out that the roof is in need of attention. Mr. Zalewski stated that he does not view parking to be a problem and noted that the property has great transportation opportunities. Mr. Zalewski stated that he does find the building to be a good location for commercial use.

<u>Scott Darragh, 90 Essex Street</u>
Mr. Darragh regretted that the Applicant has not reached out to the neighborhood for input from the residents. Mr. Darragh voiced support for condominiums instead of apartments. Mr. Darragh suggested that the building would be a good candidate for loft-style condominiums. Mr. Darragh stated that he is in

favor of fewer units. Mr. Darragh expressed an interest in the outcome of the traffic study. Mr. Darragh noted the need for a crosswalk and stated that speed is a factor in the area.

Steve Cronin, 58 Willow Street

Mr. Cronin stated that nine cars is the maximum amount of vehicles that he has ever seen in the parking lot. Mr. Cronin noted that the parking lot is very difficult. Mr. Cronin stated that the proposed installation of a fence around the parking lot would make snow management challenging. Mr. Cronin stated that site lighting is needed.

Gail Hamm, 61 Willow Street

Ms. Hamm stated that parking is a definite issue. Ms. Hamm noted that Willow Street is very narrow. Ms. Hamm expressed concern regarding how the north side of the building will be accessed during construction. Ms. Hamm noted that she is in favor of condominiums and fewer units. Ms. Hamm stated that she would like to see more community involvement in the development process.

Conor McGuire, 4 Cherry Street

Mr. McGuire pointed out how the composition of one bedroom and two bedroom units will impact the parking for the proposal. Mr. McGuire noted that condominiums would be a better investment for the neighborhood. Mr. McGuire noted that the sidewalk on Essex Street could be improved and suggested that the fencing around the parking area should be reinforced. Mr. McGuire expressed his support for the project.

David Choate, 21 Vine Street

Mr. Choate stated that he does not see how the proposed parking lot will be able to adequately provide 13 parking spaces. Mr. Choate noted that there are existing parking issues in the area. Mr. Choate noted that the project is located on a dangerous corner from a traffic perspective. Mr. Choate agreed with the residential use, but expressed support for condominiums.

Alderman Boisselle – Ward 4

Alderman Boisselle expressed concern regarding the choppy nature of the Applicant's submission. Alderman Boisselle noted the potential impacts associated with the new exterior location proposed for the trash storage. Alderman Boisselle noted the parking issues in connection with the Applicant's proposal, including the potential need to relocate an existing utility pole on Willow Street. Alderman Boisselle noted that the Applicant's drainage calculations are still outstanding.

Mr. Cassavoy requested a section drawing through the building (including vertical/horizontal elevations).

Mr. Bell requested a continuance to the March Planning Board meeting. Mr. Cassidy MADE a MOTION to continue the public hearing to March 28, 2011. Mr. Welch SECONDED the MOTION. All voted in favor. None opposed.

Document: Site Plan Review Application SP 10-007

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

Mr. Connolly read a letter to the Planning Board from the Applicant's Representative requesting a continuance to the March Planning Board Meeting. Mr. Mercado MADE a MOTION to continue the public hearing to March 28, 2011. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed. Ms. Gaffey noted that notice of the March meeting shall run in the Melrose Free Press and be sent to the abutters.

OTHER

Upcoming Zoning Subcommittee Meeting

Ms. DeSouza-Ward reminded the members that the Zoning Subcommittee will be meeting on Thursday, February 3, 2011 at 8:15 A.M.

Meeting adjourned at 11:00 PM