

MELROSE PLANNING BOARD
Regular Meeting
Monday, September 24, 2012
7:45 p.m.
Mayor's Conference Room

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

ABSENT: Sharon Petrillo

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

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

Mr. Cassidy MADE a MOTION to move Case 12-030 up on the agenda ahead of Case 12-029. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

ASSENT CALENDAR

Case 12-028, 44-48 Grove Street, Shieh

The Applicant's Representative, Bob Bell, was in attendance to present the application to the Board. Ms. Morelli explained that the Applicant's case has been placed on the Assent Calendar. The members acknowledged that the Applicant's Site Plan Review application for the project had recently been reviewed and approved by the Board. Mr. Sadowski MADE a MOTION to send a letter in support of the Applicant's proposal that recommends granting the necessary zoning relief. Mr. Cassidy SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-028

BOARD OF APPEALS

Case 12-027, 78 Whitman Avenue, McGrath

The Applicant, Mr. McGrath, was in attendance to present his application to the Board. The members discussed the details involved with the case. Ms. DeSouza-Ward MADE a MOTION to send a letter to the Board of Appeals that noted that the Applicant's house is located on a corner lot and recognized that the proposed deck follows the line of the existing garage. The Board takes no exception to the proposed deck. Mr. Sadowski SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-027

Case 12-030, 145 Main Street, Griffin

The Applicant, Mr. Griffin, was in attendance to present his application to the Board. After a detailed evaluation of the Applicant's proposal by members, Mr. Sadowski MADE a MOTION to send a letter to the Board of Appeals that noted the Applicant seeks a use variance to operate a Personal Training Studio in an existing building located in a residential district, which nonetheless has a long history of commercial use. The Applicant is leasing a 1,100 square foot portion of the building for a studio that will purportedly accommodate a maximum of eight participants and two instructors. The Board takes no exception to the request for a use variance in this instance given the unique circumstances of the property located at the edge of a commercial district and the impacts associated with the proposed use, which would appear to be minimal. Based on the Applicant's presentation, the Board noted that the Applicant may require variances for parking and signage also. The Applicant's lease includes three parking spaces, one short of

the four spaces required for a Personal and Consumer Service in the Zoning Ordinance. The Board recognized that the availability of on-street parking on Main Street should assist to mitigate any potential parking concerns. With respect to signage, the Applicant expressed his plan to incorporate a sign for his business into the existing multi-tenant pole sign, which shall require zoning relief for the alteration of a non-conforming sign. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-030

Case 12-029, 348 Main Street, Melrose LLC

The Applicant, Patricia Lincoln, Vice President – Operations, the Applicant’s Representative, Stephanie Kiefer, and the Applicant’s Engineer, Chris Sparages, were in attendance to present their application to the Board. The Applicant’s proposal involves the construction of an addition onto the front of the existing Dunkin Donuts building to accommodate 24 additional seats. Ms. Kiefer explained that zoning relief is required to modify the plan that was originally approved by the Board of Appeals in 1990. Otherwise, the Applicant’s proposed addition is in compliance with the dimensional and parking requirements. Ms. Lincoln expressed that the design is intended to create a café atmosphere. Mr. Sparages distributed a traffic report prepared by Transportation Consultants, Inc. The members noted that the Applicant’s proposal represents a significant addition that almost doubles the seating capacity of the food establishment. Over the course of the Board’s evaluation of the application, the members identified several elements of the Applicant’s proposal with respect to drainage, traffic, landscaping in the rear, location of the HVAC equipment, lighting, materials, design, and the functionality of the three-season environment that required additional information and/or consideration. The Applicant agreed to request a continuance from the Board of Appeals in order to return before the Planning Board with their architect to allow for a more complete evaluation of their proposal. Ms. DeSouza-Ward MADE a MOTION to send a letter to the Board of Appeals that respectfully requested that the Board of Appeals grant the Applicant’s request for a continuance so they can return to the Planning Board on October 22, 2012. Mr. Cassidy SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-029
Traffic Report dated September 24, 2012

OTHER

Zoning for Medical Marijuana Treatment Centers

As follow-up to the Health Department Director’s presentation at the Board’s August meeting, Ms. Gaffey discussed with the members the next steps in the zoning amendment process that would prohibit Medical Marijuana Treatment Centers in all districts. Ms. Gaffey shared that similar efforts are underway in surrounding communities. Ms. Gaffey explained that procedurally the Planning Board could initiate the zoning amendment or defer to the Board of Aldermen so that they could initiate it. Mr. Cassidy MADE a MOTION to initiate the Medical Marijuana Treatment Centers zoning amendment. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Schedule Design Review Subcommittee Meeting for 44-48 Grove Street

The members of the Design Review Subcommittee agreed to meet on October 3, to review the outstanding design elements associated with Case SP-12-002, 44-48 Grove Street, Shihchi Shieh.

Meeting adjourned at 9:45 PM.