

MELROSE PLANNING BOARD

Regular Meeting

Monday, February 27, 2012

7:45 p.m.

Mayor's Conference Room

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

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

Ms. Francazio welcomed new member, Sharon Petrillo, to the Planning Board.

MINUTES

Regular Meeting January 23, 2012

Ms. DeSouza-Ward MADE a MOTION to accept the minutes of January 23, 2012. Mr. Mercado SECONDED the MOTION. All voted in favor with the exception of Mr. Cassavoy who abstained due to absence. None opposed.

BOARD OF APPEALS

Case 12-001, 138 Main Street, Metro Credit Union

The Applicant's Representative, Donald Reid from Barlo Signs, was present to describe the application to the members. Ms. Francazio distributed a staff memorandum to the members and the Applicant to review. After a detailed evaluation of the Applicant's proposal by the members, Ms. DeSouza-Ward MADE a MOTION to send a letter to the Board of Appeals that noted that while installation of a standing sign on this highly visible property is viewed by the Planning Board as reasonable given its location abutting a commercial district and history of commercial uses, careful attention is needed to ensure that the design of the sign and its position on the lot are appropriate for the location and conforms with the dimensional controls in the zoning ordinance. The Board noted that proposed signage is significantly taller than the sign approved in 1990 and seems unnecessarily massive due to the proposed brick base. In addition, the proposed signage is shown set back 5' 6" from the property line which is in violation of zoning ordinance and should not be permitted. At a minimum, the sign should be located 10' back from the property line to be in accordance with zoning. The Board encouraged the Applicant to request a continuance from the Board of Appeals in order to return to the Planning Board for review of a sign that is designed in an attractive way similar to the original proposal that was approved in 1990. The new design should be for a single sign which conforms with the zoning ordinance and takes into consideration the residential scale and context of the site. Should the applicant decide to move forward with the application as proposed, we do not recommend approval of the variance. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-001
Staff Memorandum dated February 27, 2012

Case 12-002, 101 Perkins Street, Smith

The Applicant, Lori Smith, and the Applicant's Architect, Jim Dean, were present to describe the application to the members. The members discussed the details involved with the case. Mr. Sadowski MADE a MOTION to send a letter to the Board of Appeals that stated while we are always reluctant to endorse front setback encroachments, we find that the Applicant's proposal will have a reasonably low impact and is in keeping with the design of similar enclosed front entryways of dwellings in the

neighborhood. The Board compliments the Applicant on the presentation of their proposal. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-002

Case 12-004, 320 Porter Street, Bellevue Golf Club

The Applicant's Representative, Patrick McAvoy, was in attendance to present the application to the members. The members evaluated the Applicant's proposal. Mr. Sadowski MADE a MOTION to send a letter to the Board of Appeals that noted that at our meeting we informed the Applicant's Representative that the application is lacking sufficient information relative to the proposed materials, dimensions, and location to allow for the Board to perform a complete evaluation of the proposal. It is also unclear whether the sign as proposed is located on the Applicant's property or on land owned by the Department of Conservation and Recreation. Considering the complete lack of details regarding the proposed sign, we encouraged the Applicant to request a continuance from the Board of Appeals in order to return to the Planning Board for review of a sign proposal that is more fully developed, that complies with the dimensional requirements in the zoning ordinance and is made of an appropriate material that is suitable for a residential zone. While we are not necessarily opposed to the installation of a second unlighted sign given the vast size of the property, we cannot recommend approval of the variance should the applicant decide to move forward with the application as proposed. Mr. Cassidy SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-004

Meeting adjourned at 9:40 PM.