

MELROSE PLANNING BOARD

Regular Meeting

Monday, May 21, 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

Matt Hennigan, Assistant Planner, was present.

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

MINUTES

Regular Meeting and Public Hearing April 23, 2012

Mr. Mercado offered a minor revision. Mr. Mercado MADE a MOTION to accept the minutes as revised. Mr. Sadowski SECONDED the MOTION. All voted in favor. None opposed.

ASSENT CALENDAR

Case 12-013, 35 Spear Street, George

Mr. Cassavoy MADE a MOTION to approve the first case on the Assent Calendar and send a standard letter to the Board of Appeals. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

Case 12-014, 1 Clover Circle, Pfeiffer

Ms. DeSouza-Ward MADE a MOTION to approve the second case on the Assent Calendar and send a standard letter to the Board of Appeals. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

BOARD OF APPEALS

Case 12-009, 608-612 Main Street, Shafer

The Applicant, Mr. Shafer, was in attendance to present his application to the Board. The Applicant apologized for missing the Board's April meeting and distributed revised application materials. The members discussed the details involved with the case. Mr. Cassavoy MADE a MOTION to send a letter to the Board of Appeals that noted that the Applicant has reduced the size and reconfigured the design of the directory sign in an effort to better fulfill the criteria established in the zoning ordinance. The revised directory sign proposal includes individual panels for each tenant, which are affixed to the sign face. While the measurements of the panels vary in size and appear to exceed the dimensional controls in the zoning ordinance (1.5 sq. ft. per panel), we are considerate of the signage challenges associated with the layout and nature of the building and are appreciative of the Applicant's desire to increase the visibility of the proposed signage. The Applicant refined the size and shape of the unit identifier signage from a square to a rectangle, which enhances the visibility of the tenant signage. With respect to materials, the Applicant has abandoned the use of aluminum in favor of sign foam for both the directory sign and the unit identifier signage to be in keeping with the character of the Downtown Historic District. We support this change, but, ultimately the Planning Board defers to the Historic District Commission with respect to review and approval of the aesthetic details of the Applicant's proposal. The Planning Board views the Applicant's revised signage plan to be a tasteful improvement that is sensitive to the intent of the zoning ordinance while cognizant of the commercial use in a residential district. With the above comments noted, we believe this case involves judgments that can best be determined by the Board of Appeals based on the input of the abutters at the public hearing. Mr. Cassidy SECONDED the MOTION. All voted in favor. None opposed.

Document: Revised application materials for ZBA application Case 12-009

Case 12-011, 83 Messenger Court, Johnson

The Applicant, Ms. Johnson, described her application to the Board. After a detailed evaluation of Applicant's proposal by members, Mr. Cassidy MADE a MOTION to send a letter to the Board of Appeals that noted that the existing dwelling is a large structure on an ample lot with adequate parking and a long history of two-family use. We recognize that the Applicant's proposal is in keeping within the context of the surrounding area and find no basis for discontinuing its present function as a multifamily residence. The Board does not object to the proposed two-family use at this particular location and believes this case involves judgments that can best be determined by the Board of Appeals based on the input of the abutters at the public hearing. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-011

Case 12-012, 94 Sheffield Road, Efremow

The Applicant's Representative, Patrick McAvoy, was present with the Applicant, Mr. Efremow, to describe 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 while the Board recognized that the Applicant's latest proposal has been reduced in size, the members noted that the proposed addition shall double the footprint of the existing garage and still approaches the magnitude of a principal use structure rather than an accessory use structure. The Applicant represented that the proposed addition shall function as a tool shed and would not include plumbing or utilities outside of the existing electrical in the garage. Similar to the previous applications, the Board noted the potential maintenance and public safety issues associated with the proximity of the proposed addition to the side lot line. In addition, neither the roof plan nor the front/side elevations are drawn to a consistent scale and appear to exaggerate the height of the proposed structure. Mr. Cassavoy SECONDED the MOTION. All voted in favor with the exception of Mr. Welch who voted opposed.

Document: ZBA application Case 12-012

APPROVAL NOT REQUIRED

261 Upham Street

The Applicant's Representative, Lou Izzi, described the application to the members. Mr. Izzi explained that the proposed transfer of land is intended to rectify an encroachment issue involving the Applicant's shed. Mr. Izzi stated the 261 Upham Street property is a pre-existing non-conforming lot and explained the proposed ANR plan does not, in any way, create or increase any existing nonconformity of the 261 Upham Street property nor does it create a nonconforming condition within the 255 Upham Street property. After the Board evaluated that the necessary criteria has been fulfilled, Ms. DeSouza-Ward MADE a MOTION to approve the ANR. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Document: ANR application – 261 Upham Street

Meeting adjourned at 9:30 PM.