

MELROSE PLANNING BOARD

Regular Meeting

Monday, June 25, 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

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

The meeting was called to order at 7:53 p.m. by Ms. Francazio.

MINUTES

Regular Meeting May 21, 2012

Mr. Mercado MADE a MOTION to accept the minutes of May 21, 2012. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

ASSENT CALENDAR

Case 12-015, 244 North Forest Street, Arcovio

Ms. Francazio recognized the Applicant, Mr. Arcovio, who was present at the meeting and explained that his case has been placed on the Assent Calendar because the Board believes that his 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. Sadowski MADE a MOTION to approve the item 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.

Document: ZBA application Case 12-015

Case 12-018, 18 South Mountain Avenue, Talbot

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. Sadowski SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-018

Case 12-023, 85 Richardson Road, Truesdale-Coleman

Ms. Francazio recognized the Applicants, Mr. Truesdale and Ms. Coleman, who were in attendance and explained that their case has been placed on the Assent Calendar. The Applicants expressed that they had updated information to present concerning their case. The Applicants proceeded to describe their application to the Board and notified the members that they have made a minor modification to their proposal to expand the size of the proposed addition. The members discussed the details involved with the case. Mr. Sadowski MADE a MOTION to approve the item on the Assent Calendar and send a standard letter to the Board of Appeals that noted the Applicant informed the Board that they have made a minor modification to their proposal to increase the size of the addition, which marginally increases the extent of the side setback encroachment. The Board encouraged the Applicant to revise the site plan to show the modification. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-023

BOARD OF APPEALS

Case 12-016, 11 Appleton Street, Cotugno

The Applicant, Mr. and Mrs. Cotugno, was in attendance to present their application to the Board. The members discussed the details involved with the case. Mr. Sadowski MADE a MOTION to send a letter to the Board of Appeals that noted that while the expansion of the existing house by a proposed addition of a full shed dormer to the rear is generally in keeping with the character of the neighborhood, we encourage the Applicant to provide greater architectural articulation by setting back the exterior walls of the dormer and providing a rake which mimics the slope of the front portion of the roof. These design details will serve to minimize the scale of the expansion and lessen the visual impact. Mr. Cassavoy SECONDED the MOTION. All voted in favor with the exception of Ms. DeSouza-Ward who voted opposed.

Document: ZBA application Case 12-016

Case 12-017, 516 Main Street, Dana Family Realty Trust

The Applicant's Representative, Rachael St. Germain, was in attendance to present the application to the Board. After a detailed evaluation of Applicant's proposal by the members, Ms. DeSouza-Ward MADE a MOTION to send a letter to the Board of Appeals that noted that the proposed blade sign violates the zoning ordinance and is strongly opposed by the Board. Blade signs are not permitted in the zoning ordinance and, in this instance, would represent a third sign for the CVS which we do not support. The proposed 60 square foot wall sign, intended to replace a relatively new, existing front wall sign, exceeds the dimensional criteria established by the recently adopted signage zoning amendment. The white background of the new color scheme does not complement the worn appearance of the building and is a stark contrast from the existing burgundy sign with gold leafed lettering. The proposed wall sign is not in keeping with the character of the Downtown Historic District and lacks the level of detail that was accomplished by the use of carved lettering on the existing sign. We find no compelling reason to recommend that the Applicant be granted the requested relief from the signage provisions of the zoning ordinance, which were the subject of extensive scrutiny and careful evaluation as part of the zoning amendment process. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-017

Case 12-019, 12 Shadow Road, Gillis

The Applicant's Representative, Judy Clark, was in attendance with the Applicant, Ms. Gillis, to present the application to the Board. The members evaluated the Applicant's proposal. Mr. Sadowski MADE a MOTION to send a letter to the Board of Appeals that noted that the Board recognized that the existing dwelling has adequate parking for two units and a long history of functioning as a two-family residence. The property has been assessed and taxed as a two-family since 2000. The Applicant's proposal will have minimal visual impact, as no additional construction or paving is planned. While we noted that the neighborhood is comprised of predominantly low-rise single family dwellings, the two-family use is allowed by special permit and is not inconsistent with the broader context of the surrounding area, where multifamily use is supported. The Board does not object to the proposed two-family use in this instance 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 with the exception of Mr. Cassavoy who voted opposed.

Document: ZBA application Case 12-019

Case 12-020, 51 Melrose Street, Sprint Spectrum LP

The Applicant's Representative, David Archambault, was in attendance to present the application to the Board. The members discussed the details involved with the case. Mr. Sadowski MADE a MOTION to send a letter to the Board of Appeals that noted that the Board identified that the structural details shown on Sheet S-1 collectively add up to greater than the 12 inch maximum projection permitted pursuant to §235-73 paragraph D of the zoning ordinance and emphasized the importance of adhering to this provision as a requirement for approval. To minimize the appearance of the antennas and associated equipment, the Applicant's Representative agreed to paint the new rooftop equipment to blend with the background color of the building. Based on discussion concerning the apparent lack of need for the up to 12 month cohabitation of the new and existing equipment outlined in the application, the Applicant's Representative agreed to work with Sprint to reduce the deadline for the removal of all obsolete equipment to no more than three months after installation. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-020

Case 12-021, 15 Faxon Street, Kamosa

The Applicant, Mr. and Mrs. Kamosa, was in attendance to present their application to the Board. 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 Board compliments the Applicants on the architectural sensitivity of their design and finds their proposal to be in keeping with the character of the neighborhood. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-021

Case 12-022, 54 Upham Street, Huang

The Applicant, Mr. Huang, was in attendance to present his application to the Board. After a detailed evaluation of Applicant's proposal by the members, Mr. Sadowski MADE a MOTION to send a letter to the Board of Appeals that noted that the proposed expansion of the deck follows the line of the existing structure. While we recognize the safety benefits that shall be accomplished by the Applicant's proposal and find them to be reasonable, we recommend that the Applicant revise the drawings to more clearly show the deck and the relief requested. With respect to the parking component of the application, we suggest that a five space parking plan be considered as the proposed six space plan appears to be unworkable given the configuration of the site. The Applicant was encouraged not to pave any more than necessary and increase the provisions in the proposal for green space, including along the perimeter of the parking area in order to address the drainage for the site. Mr. King SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 12-022

OTHER

Proposed Zoning Amendment

Ms. Gaffey explained that the Board of Aldermen is not going to act on the proposed zoning amendment for the definition of Story due to scheduling challenges this summer and will re-initiate it in the fall. Ms. Gaffey expressed that this approach will allow the Zoning Subcommittee the opportunity to review the proposed amendment and make recommendations before it is submitted again. Discussion also took place concerning convening the Zoning Subcommittee to consider a potential zoning overlay for the Tremont Street Corridor.

Meeting adjourned at 10:30 PM.