MELROSE PLANNING BOARD
Regular Meeting
Monday, January 23, 2012
7:45 p.m.
Mayor's Conference Room

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

ABSENT: Mike Cassavoy

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

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

MINUTES
Regular Meeting December 19, 2011
Mr. Mercado MADE a MOTION to accept the minutes of December 19, 2011. Mr. Sadowski SECONDED the MOTION. All voted in favor. None opposed.

ASSENT CALENDAR
Case 11-019, 42-44 Hurd Street, Nealon
Ms. Francazio recognized the Applicant, Mr. Nealon, 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. Ms. DeSouza-Ward MADE a MOTION to approve the item on the Assent Calendar and send a standard letter to the Board of Appeals. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

Case 11-022, 18 Rockland Street, Luca
Ms. Francazio recognized the Applicant, Mr. Luca, 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. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

BOARD OF APPEALS
Case 11-020, 65 Lincoln Street, Breslin
The Applicant, Mr. Breslin, and the Applicant's Representative, Judy Clark, were present to describe the application to the members. After a detailed evaluation of the Applicant's proposal by the members, Mr. Cassidy MADE a MOTION to send a letter to the Board of Appeals that noted that the application involves the utilization of an existing foundation that was previously permitted by the Board of Appeals in connection with an earlier case related to the construction of a one-story addition. While the Applicant's proposal shall not encroach upon the setback any further than the existing structure, the Board acknowledged the imposing height and proximity of the proposed two-story addition in relation to the adjacent neighbor's side yard as well as the potential maintenance and safety issues associated with setback encroachments of this nature. The Board noted that the proposed addition shall include a 2' extension of the roof line to match existing which shall be installed with gutters as shown in the application. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 11-020

Case 11-021, Blueberry Hill Lane, Delta Fairfield Corporation

The Applicant's Representative, Patrick McAvoy, was in attendance to present the application to the members. Ms. Gaffey summarized the zoning relief required and noted that the Special Permit for townhouse use and the variance for parking in the front yard setback are the most significant issues. The Planning Board thoroughly evaluated the impact of the townhouse development and concluded it would not adversely impact traffic congestion, overload municipal systems, or impair the character of the adjacent neighborhood. Likewise, a great deal of attention was devoted to determining the appropriate parking ratio for the development and to optimizing the location of the parking in a way that would cause the least disruption to the landscape. Therefore, the Planning Board should support the Applicant's request for zoning relief in these instances. The other issues question the Building Commissioner's interpretation of the Zoning Ordinance and are best left to the Board of Appeals. Ms. DeSouza-Ward MADE a MOTION to send a letter to the Board of Appeals recommending support. Mr. Welch SECONDED the MOTION. All voted in favor. None opposed.

Document: ZBA application Case 11-021

OTHER

Stone Place Update – Wood Partners

Representatives from Wood Partners, Adelaide Grady and Mark Theriault, were present to provide an update regarding the Stone Place development project. Ms. Grady shared a timeline for the projected completion of Buildings A (August) and B (October) and informed the members of unforeseen environmental conditions related to a box culvert buried below Buildings C and D, which shall push the anticipated completion of Buildings C and D into 2013. Ms. Grady distributed photos of the ongoing construction on the site. Discussion took place regarding the status of the smokestack. Ms. Grady made the members aware of the significant cost required to rescue the smokestack and noted that revenues from wireless communication carriers are necessary to maintain it. Ms. Grady stated that they intend to entertain more proposals from additional carriers in the future and expressed a willingness to explore opportunities to minimize the aesthetic impact of the wireless communication equipment as it is in their best interest as well. Ms. Grady noted that the outcome of the recent ZBA case for additional installations on the smokestack required that the equipment be located as far from the corners of the smokestack as possible. The members indicated that it was clear that from the ZBA application that fixing the smokestack structurally is expensive and suggested that the developer bring in some design expertise to develop a screening plan when the capacity of the smokestack is determined. Ms. Grady agreed to explore the issue with their architect and come back to the Board to discuss measures that can be taken so that the addition of more carriers will have the least impact possible.

Ms. Grady stated that Wood Partners is only going forward with Phase 1 and informed the members that they were not able to come to terms with the seller regarding the Phase 2 portion of the project. Ms. Grady shared that a sculpture garden is being planned for along the side of Building C that shall take advantage of the vast array of machinery parts that have been salvaged. Ms. Gaffey stated that developer's engineer was recently in contact with the Planning Office to request the elimination of the infiltration system initially planned between Buildings A & B. Test pits were performed that discovered silty clay soil conditions starting approximately 2' below the existing grade and running the entire depth of the 8' pits. As a result, the elimination of the proposed infiltration system was administratively approved as it would be located within the existing clay layer and not allow for appreciable infiltration.

Ms. Grady indicated that the architectural mock-up is nearing completion and should be ready for viewing by the Design Review Subcommittee very soon.

Document: Stone Place Construction photos

Ms. Francazio announced that this would be the last meeting for Mr. Connolly who officially resigned from the Board. Ms. Francazio thanked Mr. Connolly and recognized his contributions to the Board.

Meeting adjourned at 9:30 PM.