

**MELROSE PLANNING BOARD
MEETING MINUTES**

Regular Meeting

Monday, January 27, 2014

7:45 PM

Mayor's Conference Room, 2nd Floor, City Hall, 562 Main Street

PRESENT: Carla Morelli, Ed Cassidy, Paul King, Robert Mercado, Sharon Petrillo, John Sadowski, and Jack Welch

ABSENT: Michael Cassavoy and Anne DeSouza-Ward

Denise Gaffey, Director and City Planner, was present.

The meeting was called to order at 7:47 PM by Ms. Morelli.

MINUTES

Regular Meeting and Public Hearing, August 27, 2012

Mr. Mercado MADE a MOTION to accept the minutes of August 27, 2012. Mr. Cassidy SECONDED the MOTION. All members voted in favor. None were opposed.

Zoning Subcommittee Meeting, December 16, 2013

Mr. King MADE a MOTION to accept the minutes of December 16, 2013. Mr. Mercado SECONDED the MOTION. All members voted in favor. None were opposed.

Special Meeting and Public Hearing, December 16, 2013

Mr. Sadowski MADE a MOTION to accept the minutes of December 16, 2013. Mr. Welch SECONDED the MOTION. All members voted in favor. None were opposed.

BOARD OF APPEALS

Case # 13-031, 76 Swains Pond Avenue, Ethel Iacoviello

Co-owner Nicholas Iacoviello was present to discuss his application with the Planning Board. Mr. Iacoviello indicated that he has lived at the residence for 32 years and is now retired. He also noted that his son, who is disabled, also lives at the residence. Mr. Iacoviello noted that the addition that was constructed was added as-of-right and they have created a separate entrance for their son. The property currently functions as a single-family dwelling. Mr. Cassidy stated that nothing was apparent in the presentation of the application to contradict a favorable opinion for this project.

Mr. Cassidy then MADE a MOTION to send a standard letter to the Board of Appeals which recommends approval of the project with consideration of the neighbors at the public hearing. Mr. Welch SECONDED the MOTION. All members voted in favor. None were opposed.

Documents: ZBA Application Case # 13-031

Case # 14-001, 16 Summer Street, Vergil Brincheiro

Applicants and owners Vergil and Li Brincheiro were present to discuss their application with the Planning Board. Mr. Brincheiro indicated they were adding a small deck at the rear of the existing structure to replace a porch that was there before. He continued on to note that they had gone through this process over a year ago but neglected to file the Variance decision at the Registry of Deeds. In the meantime, the deck has been constructed at the same dimensions as originally approved by the Board of

Appeals. Mr. Brincheiro also indicated that there were no objections from the neighbors regarding this project.

Mr. Sadowski then MADE a MOTION to send a standard letter to the Board of Appeals which notes that the comments of the neighbors should be taken into consideration at the public hearing. Mr. Cassidy SECONDED the MOTION. All members voted in favor. None were opposed.

Document: ZBA Application Case # 14-001

OTHER

Zoning Subcommittee Report

Ms. Morelli indicated that the Zoning Subcommittee has already met twice to discuss the rezoning in the Tremont Street / Essex Street corridor. In particular they have reviewed the existing uses in the BC zoning districts in the City and were surprised at the number of businesses in each area. Ms. Morelli noted that the Subcommittee was placing an emphasis on creating an environment with an active streetscape throughout the course of the day. It was also noted that zoning in the corridor should be creative in terms of parking requirements but that enforcement also needs to be improved. Mr. Sadowski noted that he attended one of the meetings of the Zoning Subcommittee and he observed that an Attorney was present and participating in the discussion. The Planning Board discussed this fact and agreed that it was beneficial to receive input from the public on the proposed zoning. The important point is to make sure that everyone from the public is treated equally and given an opportunity to comment or ask questions if they choose.

FUTURE MEETINGS

The Planning Board then set their November and December 2014 meeting dates for Monday, November 17, 2014 and Monday, December 15, 2014.

The meeting adjourned at 8:45 PM.