

MELROSE PLANNING BOARD
Special Meeting and Public Hearing
Thursday, October 14, 2010
7:45 p.m.
Mayor's Conference Room

PRESENT: Richard Connolly, Bob Mercado, Anne DeSouza-Ward, Mike Cassavoy, Carla Francazio, and Jack Welch

ABSENT: Tom Pawlina, Ed Cassidy, and John Sadowski

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

The meeting was called to order at 7:50 p.m. by Mr. Connolly.

SITE PLAN REVIEW

SP-10-005, 462 Main Street, MacArthur Realty Trust (public hearing)

Mr. Connolly provided a short introduction and went over the purposes of Site Plan Review from the Zoning Ordinance.

The Owner, Anthony Simboli, the Property Manager, Paul Commito, the Architect, John Lloyd, and the Prospective Tenant (D'Amici's), Joe and Sarah Torretta, were in attendance to describe the application to the Board. Mr. Commito provided a brief history of the property and description of the proposed new bakery use.

Mr. Commito introduced Mr. Lloyd who provided information to members regarding the proposed architectural modifications to the building. Mr. Lloyd discussed the Applicant's intentions to subdivide the building. Mr. Lloyd stated that the proposal includes the installation of a new parapet on the front façade, which will involve repointing. Mr. Lloyd stated that the proposal includes a new side entrance that will be handicap accessible and noted the proposed outdoor café-style seating along the south façade. Mr. Lloyd indicated that the deliveries for the bakery will take place from Main Street. Due to traffic concerns on Main Street, Mr. Cassavoy suggested that deliveries take place from the nearby Larrabee Municipal Parking Lot. Discussion took place concerning how the deliveries could be made from the nearby public parking lots. Mr. Simboli. stated that he hoped to establish an entrance at the rear of the building.. Mr. Commito acknowledged that the front façade is in need of repair and described the proposed improvements. Mr. Commito indicated that he conducted an early meeting with the direct abutter (landlord for TD Bank) regarding establishing access to the building/site in the rear and found the feedback to be initially encouraging. Mr. Mercado noted that deliveries during the morning commute would prove to be difficult and inquired whether the building would require sprinklers. Mr. Lloyd stated that sprinklers are not required and added that the building will have a Master Box.

The Torrettas stated to the members that they intend to maintain a staff of 12 employees and keep business between 7 AM and 8 PM, seven days a week. The Torrettas expressed that the focal point of their business is their cakes, but hoped that their bakery would also be a place that patrons would come for a pastry after a dinner on Main Street. The Torrettas explained that they plan to utilize the six-yard dumpster in the refuse room at the rear of the building for the storage of trash. Trash will be picked up privately twice a week. Ms. Francazio emphasized the importance of fitting the signage within the existing signband on the front façade.

Ms. Gaffey passed along comments from members of the Board that we were unable to be in attendance, including the need for replacement of the damaged granite panels on the front façade and modification of

the outdated parapet design to give the building an improved image. Mr. Commito stated that the Applicant intends to replace the damaged granite panels in-kind and provided assurance that the comprehensive improvements to the front façade would occur concurrently with the build out of the interior space for the bakery and the improvements to the south façade. Mr. Connolly asked Ms. Gaffey to review the Staff Report with the members. In response to Ms. Gaffey's comments, Mr. Commito stated that the Applicant is committed to performing the scope of the sewer service and the testing related to the water service as required by Public Works. With respect to construction management, Mr. Commito indicated that he is uncertain at this time how their contractor intends to handle the possible need for any staging on Main Street and assured the members that the appropriate permits will be obtained. Mr. Lloyd noted that two lower profile roof-top units will be strategically installed toward the center of the roof so that they shall be concealed from view from the front and rear.

Mr. Connolly opened the meeting to public comment.

Joe Arcadipane, 42 Dexter Road

Mr. Arcadipane expressed enthusiasm regarding the prospect of D'Amici's opening a new location in Melrose.

Elie Jammal, 478 Main Street

Mr. Jammal expressed his support for the bakery use. However, Mr. Jammal strongly opposed the Applicant's future plans to install a storefront/entrance at the rear of the building and create an arched opening in the rear wall to enhance pedestrian connectivity to and from Main Street and the TD Bank parking lot. Mr. Jammal voiced concern regarding the public safety issues associated with establishing a new entrance in the rear that might put pedestrians in conflict with vehicles driving through the parking lot. Mr. Jammal expressed opposition to patrons of the Applicant's building utilizing the TD Bank parking lot.

Based on the public comment from Mr. Jammal, Mr. Simboli acknowledged that further discussions are needed before it would be appropriate for the Planning Board to review the rear storefront/access component of his proposal. Mr. Simboli decided to amend his application to remove all references on the plans to any modifications to the rear façade. Mr. Simboli pledged to return to the Planning Board under a separate application should he be able to reach an agreement with the direct abutter.

Mr. Cassavoy emphasized the need for the installation of lighting on the south façade to facilitate access to the side entryway and along the south side of the building. Mr. Cassavoy also requested that the Applicant provide additional information to the Design Review Subcommittee regarding the color and texture of the building material to be used to construct the new front façade.

Mr. Mercado MADE a MOTION to grant all the requested waivers with the exception of the submission requirements for Infrastructure Analysis and Construction Management Plan. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

Mr. Cassavoy MADE a MOTION to close the public hearing. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Mr. Mercado MADE a MOTION to approve the Site Plan Review application for SP 10-005, 462 Main Street with the following conditions:

1. All new exterior construction and changes to the site shall be consistent with the information delineated on the plans prepared by DiLullo Associates, Inc dated September 24, 2010 and revised October 5, 2010 and as presented at the public hearing on October 14, 2010, with one exception. The plans will be revised to eliminate reference to any modifications to the rear façade. Three copies of the revised plans shall be submitted to the Office of Planning and Community Development prior to the commencement of construction.
2. The comprehensive improvements to the front façade shown on the plans and including the in-kind replacement of the damaged granite panels and the modified parapet design among other improvements will occur concurrently with the build out of the interior space for the bakery.
3. The Applicant shall submit a lighting plan for the south façade to the Office of Planning and Community Development for approval. The proposed lighting shall illuminate the Applicant's site only, shall not spillover to adjacent properties, and shall be limited to business hours.
4. Every effort shall be made to execute all bakery deliveries from one of the nearby public parking lots.
5. The Applicant shall appear before the Design Review Subcommittee for approval of the color and texture of the building material to be used to construct the new front façade.
6. The Applicant shall perform all testing of the water and sewer service specified by Public Works. All test results shall be provided to Public Works for review. Any improvements determined to be necessary shall be the responsibility of the Applicant.
7. The Applicant shall submit a more detailed Construction Management Plan to the Building Commissioner.
8. The Applicant's signage shall be sized to fit proportionately within the signband on the front façade.

Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

Meeting adjourned at 10:00 PM.