

**MELROSE PLANNING BOARD
DESIGN REVIEW SUBCOMMITTEE
MEETING MINUTES
Monday, October 20, 2014**

7:30 PM

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

PRESENT: Ed Cassidy, John Sadowski, and Jack Welch

ABSENT: Robert Mercado

Erin Zwirko, Assistant Planning Director, was present.

The meeting was called to order at 7:35 PM by Mr. Cassidy

Case # 14-003, 124-138 Tremont Street, Tremont 130 Development, LLC

Jack Wise and Tom Bucknall, the Applicant, and Ben Nickerson, the project architect, were in attendance to discuss the project with the Design Review Subcommittee. Mr. Wise noted that the Planning Board Decision requires the Applicant to seek approval from the Design Review Subcommittee for design features related to the noise attenuation, landscape design, roof design, façade materials and colors, and the windows.

Mr. Nickerson presented three options for the roof design: a gable roof as originally proposed, a hip roof, and a mix of hip and gable roof. Mr. Nickerson thought that the hip roof creates a very long line, whereas the other two options break up the roof up. Mr. Nickerson and Mr. Wise stated their preference for the originally proposed roof design. Mr. Wise inquired if Mr. Cassidy, in his suggestion at the Planning Board public hearing to look at other roof designs, was looking for a reduction in overall mass. Mr. Cassidy thought there may have been a better solution for the roof design than what was initially proposed.

Mr. Wise noted that brick was added to the design. Street trees were also added to the landscape plan to be located behind the sidewalk. Mr. Wise brought samples of the stone that would be used in the entry way. Mr. Nickerson pointed out the rendering that showed more detail at the entry. Mr. Cassidy asked if the stone would be a veneer. It would be. A light stone would be used at the front. A storefront entrance will be used for the door. Darker stone would be recessed in the entry way. The walkway is bluestone, and the wall would be capped with bluestone as well. Mr. Cassidy asked if the street number sign is granite. Mr. Wise indicated that the street number sign will be engraved granite. Mr. Cassidy thought that the lighter stone may be too light although he appreciates the contrast with the darker stone. Mr. Sadowski pointed out that the darker stone matches the dark banding proposed in the brick façade. Mr. Sadowski agreed that the lighter color stone is not great. Mr. Wise suggested looking at a middle color to create better contrast.

Mr. Wise presented a sample of the Harvey Vicon window. The window is vinyl and has low maintenance. Mr. Wise indicated that the specific product, a white vinyl window, looks good with the Hardie plank products chosen for the façade. Mr. Cassidy confirmed that the window does not have a projecting sill. Mr. Cassidy thought that the window seemed heavy, although noted that it is a large window being installed, so he thought it was fine. Mr. Welch and Mr. Sadowski agreed.

Mr. Wise commented on the acoustical report. He indicated that the noise from the AC units is lower than allowed and sound insulation will be used. Mr. Wise noted that he is sensitive to the noise due to the proximity of the 24 rooftop AC units to the roof top patios of 3 units. Mr. Welch inquired about the two

AC units proposed for ground floor. These units will be louder due to proximity. Sound insulation will be used to mitigate the noise. Mr. Cassidy asked if there is screening proposed for the rooftop units. As shown on the rear elevation, a 36-inch fence will be installed on the roof, for a total of 42 inches. The units won't be seen from the ground.

Mr. Wise also presented the proposed roof shingles. They will be a charcoal color.

Ms. Zwirko asked if the locust trees on the landscape plan are proposed as the street trees. They are. Mr. Wise noted the size proposed is 3 to 4 inch caliper at installation, so it will take some time for the trees to grow. Mr. Bucknall noted that the landscape plan remains the same otherwise.

Mr. Welch asked about lighting. Mr. Wise indicated that lighting cut sheets were provided to the Planning Board as part of the application materials, and lighting was discussed during the public hearing.

Mr. Bucknall noted that discussions with National Grid regarding locating the transformer at the rear of the property have been going well. He is optimistic that National Grid will be agreeable to the location.

Mr. Sadowski pointed out a note on the landscape plan indicating trees will be planted along the rear property line were required. He was curious what it meant. Mr. Wise explained that there is a lot of vegetation along the rear property line, so the planting would be where there is no conflict with existing vegetation. Mr. Wise explained that they would like to create a dense buffer along the rear property line.

Mr. Cassidy asked about the roof design. He was trying to figure out another alternate that would be good for the building. Mr. Sadowski asked if the average person on the street may not see as much of the roof as shown on the elevations. Mr. Nickerson stated a person standing across the street may see something similar to the elevation. Mr. Cassidy agreed that the original roof proposal is preferred, but he was interested in seeing more hip roof on the corners. Mr. Welch noted that the building will be the most prominent building on the block for some time. Mr. Sadowski thought that the blended option was a second choice, but the original proposal has the best detail. Mr. Cassidy agreed.

Mr. Wise presented color samples for the building. The rendering is not accurate due to printing differences. Mr. Wise explained there are three colors for the building: the trim, the plank siding, and the batten boards. The trim is white to match the white windows. The plank siding is Autumn Tan, and the board and batten system is Woodland Cream. Mr. Nickerson noted that the trim is Artic White.

Turning back to the roof design, Mr. Cassidy suggested that a dormer with a project off of the hip corners could be used. The gable would be used along the front. Mr. Wise asked how that was different than the hip roof option presented that evening. The gable end works on the northern side of the building, and there is about a 1-foot overhang. Mr. Nickerson noted that he had difficulty resolving the roof lines with a blended option. Mr. Cassidy suggested that the preferred option as originally presented during the public hearing is the most appropriate.

Mr. Welch MADE a MOTION to accept the design subject to the following conditions:

1. Use Option 1 for the roof design.
2. Present an alternative stone color for the entry way.

Mr. Sadowski SECONDED the MOTION. All members voted in favor. None were opposed.

The meeting adjourned at 8:20 PM.