

**MELROSE PLANNING BOARD
DESIGN REVIEW SUBCOMMITTEE
MEETING MINUTES**

**Regular Meeting
Monday, July 23, 2018
7:00 PM**

Cassidy Conference Room, City Hall, 562 Main Street

PRESENT: Mike Cassavoy, Robert Mercado, Carla Morelli, John Sadowski, and Jack Welch

ABSENT: None

STAFF PRESENT: Denise Gaffey, Director, Emma Schnur, Senior Planner and Lori Massa, Planning Coordinator

The meeting was called to order at 7:00 PM by Mr. Cassavoy.

Case 18-002, 732 Newburyport Turnpike, Garden Remedies, Inc.

Architect Joe Nevin of Bergmeyer presented the exterior building and landscape materials as well as lighting and acoustical information for the permitted renovation and establishment of a registered marijuana dispensary (RMD) at 732 Newbury Turnpike. Mr. Nevin provided a memorandum dated July 23, 2018 listing the proposed materials as well as physical material samples of the proposed building facade materials to the meeting. He explained that the details that he is presenting to the Subcommittee are in accordance with the approved plans.

The decision for the case specified that the driveway opening should be narrowed down by stripping the pavement so that cars will slow down entering the site and D&R can still use the full curb cut to access the back of the site. The proposed stripping also allows for the RMD's truck deliveries to access the existing garage of the building. Members did not find it ideal to retain the 52 foot curb cut for D&R's trucks that can fit through the 16 foot wide opening in the gate at the back of the site; however, this is what was approved and it will ensure that trucks are not backing out onto Broadway to make the turn into the site.

The approved landscape plan included a hydroseeded area. Since this is a small area it will be difficult to maintain and the applicant's preference would be to have a groundcover in this location. Members found this change to be acceptable but were concerned with the proposed plants at the front of the site. They were concerned with the viability of the plants near salt and the harsh conditions along the sidewalk. Also, the one- to two-gallon container plants are small and hostas are proposed in a sunny location but they prefer shade. Mr. Nevin explained that the landscaped beds along the front of the property will be raised approximately 2.5 feet above grade where they will be protected from such things as salt. Members looked at pictures of the existing fence and found that the proposed black chain link fence with vertical slats that matches the existing is acceptable.

The building façade is stucco, not EIFS, and it will be repaired and matched to infill windows. After discussion, members did not have any opposition to the proposed colors and materials: Benjamin Moore Horizon for the façade and solid door paint, Benjamin Moor Platinum Grey for the existing brick, Timbertech Tigerwood Legacy Collection composite decking cladding, and Kawneer medium bronze #28 for the aluminum storefront system. The windows are required by DPH to be opaque so they will have a white film on them. The walkways will be scored concrete.

The curbing on the approved site plan is concrete but the material may be upgraded to granite. Members said that if this upgrade happens, it can be shown on the final site plan that they approve.

The approved plan included a battery pack on the roof for backup power for the security system but DPH is requiring that the backup power is a generator. The generator will be on the roof and will be located above a building column for support and on sleepers to reduce noise. The existing HVAC units will be utilized and there will not be any new units on the roof. Members looked at pictures of the roof from a high point at the back of the site and from the street. None of the rooftops units were visible from the street.

Specifications for exterior light fixtures were provided to the Board. The light next to the entrance may change to a simpler fixture. The Board asked about the color of the fixtures and they are proposed to be white to match the trim and garage doors. The existing roof mounted lights will be retrofitted with polycarbonate lens at the request of the Health Director. The two new pole lights will match the existing pole lights, which are fairly new. Mr. Nevin said that the new pole lights should be on a 18-24 inch concrete base to protect the lights. The existing pole lights are in planting beds and therefore do not need the concrete base. Members agreed with the need for concrete base for the new lights. Members ensured that the three fixtures above the sign will be installed with no gaps so that light casting down on the sign is continuous.

Members reviewed the signage and pointed out that it complies with the allowable size. Garden Remedies' logo may be changing; therefore, that part of the sign may change.

Mr. Mercado MADE a MOTION to accept the materials as proposed and discussed during the meeting, including the pavement striping, landscaping with ground cover in place of grass, fencing material, materials and colors for the building façade, generator location on the roof, and lighting fixtures except for the entrance light; with four outstanding items for which the applicant will provide clarification and addition information on including if the curb will be granite, if any proposed colors change, the final logo design, and the wall mounted light by the entrance. Mr. Welch SECONDED the MOTION. All members voted in favor. No members were opposed.

Documents: Memorandum from Bergmeyer, dated July 23, 2018
 Updated Plans, dated July 23, 2018 – Overall Site Plan, Site Plan, Landscape Plan,
 Plantings, Landscape Specifications, Proposed Roof Plan, Material Finishes,
 Monument Signage, Building Mounted Signage
 Photos of the existing fence and roof

The meeting adjourned at 7:55 PM.