

**MELROSE PLANNING BOARD
MEETING MINUTES
Regular Meeting
Monday, August 27, 2018
7:45 PM
Cassidy Conference Room, City Hall, 562 Main Street**

PRESENT: Paul King, Robert Mercado, Carla Morelli, John Sadowski, Greg Sampson & Jack Welch

ABSENT: Mike Cassavoy, Anne DeSouza-Ward & Sharon Petrillo

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

The meeting was called to order at 7:50 PM by Ms. Morelli.

APPROVAL OF MINUTES

Planning Board Regular Meeting, July 23, 2018

Mr. Sadowski MADE a MOTION to approve the Planning Board regular meeting minutes from July 23, 2018. Mr. Mercado SECONDED the MOTION. All members voted in favor. None were opposed.

Design Review Subcommittee Meeting, July 23, 2018

Mr. Mercado MADE a MOTION to approve the Design Review Subcommittee meeting minutes from July 23, 2018. Mr. Welch SECONDED the MOTION. All members voted in favor. None were opposed.

RECOMMENDATIONS TO THE BOARD OF APPEALS

For Board of Appeals Public Hearing, September 12, 2018

Case 18-018, 24-28 Hurd Street, Underwood & Beacon, LLC

Attorney Judith Clark, Applicants and Owners Joe and Matt Roman, and Architect Ryan McShera, appeared to present the proposal. Attorney Clark stated that the house is assessed as a three-family. Its foundation is not stable and there is significant heaving of the floors. The soil conditions are not ideal but are not unusual and should not impact a new structure. Ms. Clark handed out a rendering of the proposed building and assessor's map of the area. Mr. Roman stated that they held a neighborhood meeting and the abutter across the street and to the right of the property attended the meeting. Both were in support of the proposal.

The Board was in support of the Variances for lot width/frontage and driveway width and the Special Permit for the townhouse use. They found the lot width variance to be minor and recommended granting this variance to allow for the redevelopment of the parcel that has a deteriorating structure on it. They have been supportive of driveway width variances for small-scale residential two-way driveways as they function safely and without excessive pavement at the proposed width. They found the townhouse use to be appropriate for this site. The design of the townhouses fits with the character of the neighborhood; however, they were not in support of how the building and parking are situated on the lot.

All members preferred there to be less lot coverage of the building footprint and the parking area. The land area is small, which requires a Variance for four units, and the proposal includes little useable open space and removal of large trees. Also, snow removal and access to the parking spaces is tight. There were differing opinions on if the building and impervious surface was reduced if three or four units would be acceptable. The Board recognized that there are multi-family units in the neighborhood but the proposal needs to appropriately fit on the lot and not simply mimic the number of units that is in a nearby building. Also, housing is needed but this may not be the right place for four units. One factor in the consideration of the number and size of units is the required parking. The units, as proposed, with three-bedrooms would likely utilize the required two parking spaces per unit and the parking as currently designed with 8 spaces limits the ability to provide space for outdoor enjoyment and utilities.

If the Board of Appeals approves a four unit development the Planning Board will do an in-depth review of the proposal during Site Plan Review.

Mr. Sadowski made a MADE a MOTION to send the Board of Appeals a letter that explains the recommendation and comments of the Planning Board. Mr. Mercado SECONDED the MOTION. All members voted in favor.

Documents: ZBA Application, Case 18-018
 Rendering dated 8.19.2018
 Assessor's map printed dated 8.27.2018

Case 18-019, 11 Fairfield Avenue, Gary D. Benard

Attorney Patrick McAvoy appeared to present the proposal. He gave an explanation of the history of the site and the previous 2017 case for variances that the applicant withdrew. The current application is for a two-family with an in-law apartment or for a two-family. Mr. and Mrs. Benard would occupy the in-law unit and their daughter would live in the other unit. The property across Fairfield Avenue is being developed and there is some controversy regarding the use of the street. The applicant and abutter have come to an agreement that if the application is approved, they would request that a condition be placed upon it for the applicant to cleanup Fairfield Avenue. Attorney Bob Bell and the abutting property owners were at the meeting to show support for the proposal for there to be a solution to the right-of-way issue.

The Board was supportive of the Special Permit and Variance for a two-family use in this location with conservation land surrounding two sides of the property and the ability to supply the required four parking spaces onsite.

In terms of the Special Permit and Variance for the in-law apartment, some members did not want to be inconsistent with the typical strict application of the in-law standards that have only been altered for minor additions to single-family dwellings to allow for their establishment. The Zoning Subcommittee could review if the Zoning Ordinance should change to allow in-law apartments in two-family dwellings. On the other hand, this is an unusual case where the structure is not changing and would essentially function as a two-family with or without the in-law because family would be living on the first and second floors of the house in either scenario.

The Board referenced their letter dated February 2, 2018 for case 17-023 for this property, and their recommendations for other two-family development proposals, for which they were not supportive of parking in the front yard. They recommended that parking spaces number 2, 3, and 4 on the site plan dated November 22, 2017 not be approved and that the parking spaces be limited to the garage and the western side yard which is utilized as a driveway today.

Mr. Sadowski made a **MADE** a **MOTION** to send the Board of Appeals a letter recommending approval of the two-family, removal of parking spaces in the front yard with a reference to the Board's letter for the 2017 case, and including comments regarding the in-law apartment. Mr. Welch **SECONDED** the **MOTION**. All members voted in favor.

Documents: ZBA Application, Case 18-019

NEXT MEETING

The next Regular Meeting is scheduled for Monday, September 24, 2018 at 7:45pm.

The meeting adjourned at 9:15 PM.