

**MELROSE PLANNING BOARD
MEETING MINUTES
Regular Meeting
Monday, September 24, 2018
7:45 PM
Cassidy Conference Room, City Hall, 562 Main Street**

PRESENT: Mike Cassavoy, Anne DeSouza-Ward, Paul King, Robert Mercado, Carla Morelli, Sharon Petrillo, John Sadowski, Greg Sampson & 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 7:50 PM by Ms. DeSouza-Ward.

APPROVAL OF MINUTES

Planning Board Regular Meeting, August 27, 2018

Mr. Sadowski MADE a MOTION to approve the Planning Board regular meeting minutes from August 27, 2018, with edits to a sentence in the last paragraph on page 2 that did not change the sentence's intent. Mr. Mercado SECONDED the MOTION. All members voted in favor except for Ms. DeSouza-Ward, Mr. Cassavoy and Ms. Petrillo who were not present at the August meeting and abstained from the vote. None were opposed.

RECOMMENDATIONS TO THE BOARD OF APPEALS

For Board of Appeals Public Hearing, October 10, 2018

Case 18-020, 30 Maple Street, Daniel Kress and Kristine Keohan-Kress

Ms. Keohan-Kress and Mr. Kress appeared to explain the proposal. They said that they have support from neighbors who will come to the Board of Appeals hearing. The Board asked why the addition was proposed on the side of the house, which is very close to the property line. They explained the layout of the house and how if the addition was in the back of the house, the bathroom would be off of the dining room. Another issue is that the foundation of the house is at a different height than the existing addition making construction more difficult. Also, the plumbing is on the right side of the house and it would be costly to bring it to the back.

The Board also asked about the size of the bathroom. It is large and would be less impactful if it was smaller. Ms. Keohan-Kress may need an accessible bathroom in the future and the size will allow for it to be adaptable to accommodate this need.

The Board discussed how in the past they have been unable to support additions to houses that have very narrow yards like the current application. Lack of space to maintain the building, rainwater runoff near or onto the neighboring property, and visual and privacy concerns for the abutting property are issues that arise when structures are proposed within feet of a property line.

In this case, members are sympathetic to the circumstances that caused the application to be designed as proposed. The layout of the house and potential need for the bathroom to be accessible in the future make

the proposed location logical. Members also see some mitigating factors that set this application apart from similar applications. The setback will not be made more nonconforming and will in fact become greater towards the front of the yard. The proposed addition is one-story, which makes maintaining the building easier within the small space and which is less imposing on the abutter than a taller structure would be. Finally, there will be gutters on the addition so that rainwater runoff from the roof will not impact the abutter.

Mr. Sadowski made a MADE a MOTION to send the Board of Appeals a letter that explains the comments of the Planning Board. Mr. Cassavoy SECONDED the MOTION. All members voted in favor. None were opposed.

Documents: ZBA Application, Case 18-020

OTHER

Sign Modifications for Garden Remedies

The Applicants for 732 Newburyport Turnpike, Garden Remedies, submitted the revised logo and associated signage changes. The Applicant let the Design Review Subcommittee know during its review in August that the logo may change. With the plans provided, members did not have a clear understanding of how the revised signs differ from the signs that they approved in terms of colors, materials, size and depth. They requested more information and for the Applicant to present the materials to the Design Review Subcommittee on October 1, 2018 at 7:30pm.

Demolition Delay Ordinance

Ms. Gaffey explained the draft Demolition Delay Ordinance and how it was already before the Board of Aldermen for discussion. The item is now tabled but will be coming up for review. The ordinance was first presented by the Melrose Historical Commission (MHC) to former Mayor Dolan, who was supportive and now Major Infurna is evaluating her position on it. Ms. Gaffey thought it would be helpful to get feedback from the Planning Board on the current draft and in particular, on the issue which is under debate of if the ordinance should be limited to residential structures or not. The Planning Board through the Site Plan Approval process reviews the redevelopment of all of the non-residential structures and the demo delay ordinance would add another layer of review to these cases. Also, the Master Plan and some zoning districts encourage redevelopment of areas of the City where there are a lot of commercial buildings and having a demolition delay in these areas can be counter to this goal.

A member voiced the concern that if a developer keeps just ten percent of the building, the ordinance would not apply. Ms. Gaffey explained that the Building Commissioner felt strong about applying the regulation to complete demolitions only and the MHC supported this. Members were generally in agreement that it made sense to exclude commercial buildings from the Demo Delay Ordinance given the reasons cited above and the limitations of the demolition delay mechanism, but they noted some possible exceptions. There was some desire to capture mixed-use buildings, buildings that were built as houses but are used as offices and they cited significant buildings such as Corinthian Hall, that may make sense to capture. Some ideas discussed are: changing the non-residential exemption to excluding business zoning districts and identifying specific significant buildings in these districts that would not be excluded from the demo delay ordinance; excluding only buildings that were originally built as commercial or mixed-use buildings to capture large Victorian houses that were later converted to other uses; and changing the language to primarily residential so as to not exclude houses that have a home occupation.

NEXT MEETINGS

A Design Review Subcommittee Meeting is scheduled for Monday, October 1, 2018 at 7:30pm.

A Zoning Subcommittee Meeting is scheduled for Monday, October 1, 2018 at 8:00pm.

The next Regular Meeting is scheduled for Monday, October 22, 2018 at 7:45pm.

The meeting adjourned at 9:00 PM.