

**MELROSE PLANNING BOARD
MEETING MINUTES
Regular Meeting
Monday, December 17, 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, Greg Sampson & Jack Welch

ABSENT: John Sadowski

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, November 25, 2018

Mr. Mercado MADE a MOTION to approve the Planning Board regular meeting minutes from November 25, 2018. Mr. King SECONDED the MOTION. All members voted in favor. None were opposed.

ASSENT CALENDAR

Board of Appeals Public Hearing, January 9, 2019

Case 18-025, 30 Morgan Street, Gregory and Page Sampson

Mr. Cassavoy MADE a MOTION to send the Board of Appeals a letter stating that the Planning Board does not object to the application and that the Board should take the input of the abutters at the public hearing into account. Mr. Mercado SECONDED the MOTION. All members voted in favor except for Ms. Morelli and Mr. Sampson who abstained from the vote. None were opposed.

Documents: ZBA Application, Case 18-025

RECOMMENDATIONS TO THE BOARD OF APPEALS

Board of Appeals Public Hearing, January 9, 2019:

Case 18-024, 84 Myrtle Street, Fredrick L. Solomon

Attorney Judith Clark appeared to explain the proposal. Dr. Fred Solomon, current owner, and Dr. Madga Nowak, potential future owner, were also in attendance. Attorney Clark explained the history of the Special Permits that the Board of Appeals issued for the site in 1966 and 1993, which were limited for use by the property owners only. They would like the new special permit to not be restricted as Dr. Nowak may want to work part time when she has a family in the future and another dentist would work at the practice when Dr. Nowak is not there. Attorney Clark submitted a floor plan of the office and said that even though there are two rooms marked as dentist operatory, the office is only big enough for one dentist to be working at a time. She explained that the front yard parking, the use of the municipal lot, and signage except for replacement of some of the lettering, will remain the same.

Members asked questions about the illumination of the sign, of which there is none, and parking. Dr. Solomon has two hygienists, one dental assistant, and one front desk person. Two employees have the free merchant parking permits and the rest use the tandem parking spaces in the driveway at the back of the building. Patients use the three to four spaces in the front of the building.

Members stated that the office is located in a mixed-use area with a church and daycare and it transitions from commercial to residential. The office has existed in this location since 1966 and has been operating without neighborhood complaint. Dr. Solomon reported that many of the neighbors are patients of the practice.

Mr. Mercado made a MADE a MOTION to send the Board of Appeals a letter of support for continued use of the property as proposed. Mr. Cassavoy SECONDED the MOTION. All members voted in favor. None were opposed.

Documents: ZBA Application, Case 18-024

OTHER BUSINESS

Ms. Gaffey informed the Board about a potential 40B project in Melrose. The owner of the Colucci Estate subdivision land, Sean Szekely, who last came to the Planning Board for preliminary approval of a 6-lot subdivision off of Swains Pond Avenue, has filed a 40B project for a 124 residential unit development at the site. Mr. Szekely had been meeting informally with planning staff and city officials for over a year and had submitted a preliminary plan application to the Planning Board in early 2018 for a six lot subdivision. Mr. Szekely withdrew the preliminary plan application last February informing planning staff that there were title issues that would stall the project for about a year. The 40B proposal, therefore, came as a complete surprise. Mr. Szekely indicated that he got the impression from meeting with the Conservation Commission that he could not design a stream crossing that would be approved by Con Com and stated he had no options but to propose a 40B project. The City does not support a project of this scale at this location and has received indication from Mass Housing, the 40B subsidizing agency, that Mass Housing would prefer the owner renew meetings with the City on a more appropriate project. Melrose has done a lot to provide housing opportunities and affordable housing, which is viewed favorably by Mass Housing. Staff will update the Board as this process unfolds.

NEXT MEETINGS

There will be joint public hearings with the Board of Aldermen on January 14, 2019 at 7:30pm and 8:30pm.

The next Regular Meeting is scheduled for Monday, January 28, 2018 at 7:45pm.

Mr. Cassavoy will not be available for meetings in January and February.

Staff will be in touch with the Design Review Subcommittee members to find a date to review the 524-530 Main Street project.

The meeting adjourned at 8:25pm.