

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

**Regular Meeting
Monday, January 7, 2018
7:15 PM**

Cassidy Conference Room, City Hall, 562 Main Street

PRESENT: Mike Cassavoy, Carla Morelli, and Jack Welch

ABSENT: Robert Mercado and John Sadowski

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

The meeting was called to order at 7:20 PM by Mr. Cassavoy.

Case 17-004, 524-530 Main Street, Wise Construction

Historic District Commission members: Bradley Hutchinson, Michael Coleman, and Justine Sterling were in attendance and provided feedback with the Design Review Subcommittee members.

Dave Rudloff from Wise Construction appeared to present the building materials, colors, storefronts, doors, windows, noise attenuation, lighting and discuss the site work related to bollards and the trash enclosure at the back of the lot.

Mr. Rudloff first gave an overview of the progress of the project. There was a holdup with getting National Grid to cut the gas line because of the company's lockout due to union negotiations. After the gas was cut, Wise Construction was able to get the other utilities out of the building within thirty days. The building was demolished by Thanksgiving and the site is currently open down to the basement. They submitted the building permit about three to four weeks ago and are hoping to move forward with a foundation permit. They will need approximately two months to work on the foundation and would then move to vertical construction. Construction is expected to last a year. The site work with the patio and dumpster should be under construction in August or September. The retail space should be ready for the secured tenant to start construction on the interior fit out in September.

There are two structural engineering firms involved with the project: Odeh is working with Bergmeyer and BMC is working with Wise. The front of the site has good native soils whereas the back of the site has three feet of soil including peat that will be removed. The Bodyography building next to the site does not have a foundation and it is shifting. The construction of 530 Main Street will improve this condition. A members asking about drifting from the building onto neighboring buildings and Mr. Rudloff said that this was studied and will not be a problem.

The materials presented were the same as they were shown on the rendering during the public hearing, except as noted.

- Brick: Sioux City full-sized brick in the River Blend color.
- Mortar color and brick pattern will be presented in the future.
- Ground floor retail storefront doors and windows: Kawneer system in Black Anodized color. The plans note that the storefront would be wood. The Owner would prefer for the storefront to be aluminum for durability and the Subcommittee agreed. The property next door uses the same system that is proposed.

- 2nd & 3rd floor windows: Pella, 450 Aluminum EnduraClad in Black (PR0089) color. Windows have a wood interior.
- Metal siding: Morin, panel profiles F-12-2 & XAB-16 in Dark Bronze color. The bronze is a close match to the black color of the paint and windows and the members preferred this color over introducing another color to the building.
- Exterior paint: Benjamin Moore, Black Beauty (2180-10).
- Watertable: Cambria granite in a black color with a honed, matte finish.
- Juliette balconies: galvali-colored with a color match to the window color.

Through the discussion it became clear that there were some differences between the plans that the Planning Board approved and the building permit set that would change some of the detailing of the building. Some of the areas discussed were as follows. There is a change in the metal panel pattern on the front of the third floor of the building and on the side of the building. Mr. Rudloff said that the metal panel can be consistent but where the breaks will be in the panel is not shown. Also, it is not clear which material wraps the corners of the building. The wall on the edge of the second floor balcony is measured at 38 inches in section and needs to be 42 inches tall. The members did not want there to be a railing on the top of the wall to get to the required 42 inches. There are pickets at random heights on the Juliette balcony railings which were not clear on the approved set. Members asked that the architect make the corrections to the building permit set, update the plans that they approved to match the building permit set and provide a list of the changes made from the approved plans.

A member asked about the wood construction. The plans show 2x6 wood studs, green board and rockwool sheet below the metal panel. Wise typically uses Huber R-wall sheathing and may go with this product. Wood construction is good for noise attenuation for apartments.

The trash enclosure is still under review. Mr. Rudloff met with J&R Hauling to discuss the trash enclosure. They could get a 10 yard dumpster that could be taken out with a truck in the area that is not blocked by a parking space and a 2-4 yard roll-out dumpster for recycling next to it. Pick up would be once a week. The changes that Mr. Rudloff hopes to make is to find a door that will go into the enclosure and not swing out and find a way for residents to access the dumpsters from the patio. The trash enclosure doors will need to be maintained as they will get a lot of use. Members prefer for them to be aluminum or wood and not aluminum that looks like wood. If the doors are scratched, it will be obvious that the material is not wood. The rest of the building will be low maintenance. A member voiced the concern that if the patio and trash enclosure are elevated, the back of the building will not be as successful. The original plan allowed for someone in the parking lot to see the activity on the patio and into the retail spaces.

A protective barrier along the parking spaces at the back of the site is another area that is still under review. The members would prefer for the concrete on the wall to be raised to the strike zone and then have the wood start above this area. They discussed installing wheel stops but they can be moved around by plows. The second choice is for simple, non-decorative bollard at each parking space. A guard rail on this attractive wall is not preferred.

Members discussed the acoustics report. The residential units will have hot water heaters that heat the units, which do not need to be vented. The condensing units and other vents will be on the roof. There will not be any utilities through the sides of the building except for possibility a vent for the café, which would be on the side of the building next to a parking lot.

The members quickly reviewed the lighting but since the patio area will be changing they did not provide feedback on this aspect of the plan.

The Subcommittee was satisfied with the materials submitted and will write a letter to the Building Commissioner that states that the condition related to the Design Review signoff has been satisfied for the applicant to receive a foundation permit. Ms. Morelli will sign the letter since Mr. Cassavoy will be away. Before the permit for vertical construction commences, the Subcommittee will meet again to review the revised plans and list of changes. The mockup will be ready for review in the spring. In the mockup the Subcommittee would like to see the window against the brick and metal panel and how the flashing will work. Mr. Rudloff will send a CAD drawing of the proposed mock up when it is ready to be sure that all of the materials that the members would like to see will be included.

Documents: Planning Board Approved Plans dated Nov 21, 2017
 Detailed product descriptions for: Pella ProLine 450 Series, Pella 450 Casement
 Aluminum EnduraClad Exterior, Morin Metal Wall System,
 Lighting specifications and acoustic summary on plans dated January 23, 2017,
 Exterior Storefront & Entrance Shop Drawings by Melrose Glass Company, Inc dated
 Dec 11, 2018 (OPCD stamp Dec 19, 2018)
 Acentech Acoustics Report dated Dec 14, 2016

The meeting adjourned at 9:10 PM.