MELROSE PLANNING BOARD
MEETING MINUTES
Regular Meeting
Monday, February 25, 2019
7:45 PM
Cassidy Conference Room, City Hall, 562 Main Street

PRESENT:	Anne DeSouza-Ward, Paul King, Robert Mercado, Carla Morelli, Sharon Petrillo & John Sadowski
ABSENT:	Mike Cassavoy, Greg Sampson & Jack Welch
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 December 17, 2018
Mr. King MADE a MOTION to approve the regular meeting minutes from December 17, 2018. Mr. Mercado SECONDED the MOTION. All members, except for Mr. Sadowski who abstained, voted in favor. None were opposed.

Planning Board Regular Meeting January 28, 2019
Mr. Mercado MADE a MOTION to approve the regular meeting minutes from January 28, 2019. Mr. Sadowski SECONDED the MOTION. All members voted in favor. None were opposed.

ASSENT CALENDAR
Board of Appeals Public Hearing, March 13, 2019

Case 19-003, 18 Otis Street, Charles Shirley
Mr. Mercado 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. Sadowski SECONDED the MOTION. All members voted in favor. None were opposed.

Documents: ZBA Application, Case 19-003

RECOMMENDATIONS TO THE BOARD OF APPEALS
Board of Appeals Public Hearing, March 13, 2019:

Case 19-004, 42 Warren Street, Joseph F. Ignatowicz, Jr.
Judith Clark, Attorney, and Joseph Ignatowicz, Owner, appeared to explain the proposal. The house has been a two-family since at least 1947. Minimal exterior changes are needed to convert the garage into a principle structure for a dwelling unit. People driving by would likely not notice the change. There is sufficient parking for three units. The Board has allowed multiple structures on one lot in other cases - one was on Upham Street. There is an apartment building next to the subject property that has 9 units and

the lot is 12,000 square feet. The subject property is larger at 18,000 square feet. Mr. Ignatowicz's mother may move into one of the units.

The Board discussed the extent of the changes to the property. The footprint of the garage would not change. There would be two dormers on the front and one shed dormer along the back. A question came up about the length of the garage on the plan. The Owner was originally going to reduce the length of the garage to accommodate a 4 foot setback for an accessory structure but decided to keep the original footprint. Members questioned if this is now a 3-family property. The Building Commission determined that the property would be considered to have 1-family and 2-family structure and would not be considered a 3-family. They discussed the parking space locations and how the spaces exist today. The other condominium owner cannot object to the proposal because of the language written into the condominium documents for the potential for more units. This third unit would be added to the condominium documents.

The Board members had no objection to the proposal to convert the garage into a single-family structure and for the setback variances. Generally the Board does not find it acceptable to permit two principal structures on one lot but the circumstances in this case are unique and the conversion of the existing garage to a single-family residence, without any changes to the footprint of the structure, will not be detrimental to the neighborhood. The proposed dormers and modifications to convert the garage to a residence are relatively minor. The setbacks are minimal but the neighbors' houses are not within close proximity to the garage. There is sufficient and in fact an oversupply of parking but it exists today and the Board did not recommend changing the paved area. Members also mentioned that this proposal is preferable to demolishing the structure and subdividing the lot to construct more units on this large property.

Members had varying opinions on if a Special Permit was necessary for the two-family structure considering the potential for the grandfathered status to change with the amount of work proposed. Never-the-less members did not voice any concern with granting this permit for the two-family use.

Mr. Sadowski MADE a MOTION to send the Board of Appeals a letter detailing the Board's reasons for not objecting to the proposal. Ms. Morelli SECONDED the MOTION. All members voted in favor. None were opposed.

Documents: ZBA Application, Case 19-004

SUBDIVISION PLAN MODIFICATION

<u>53 Dexter Road, Sean Szekely</u>

Mr. Rich Williams, Engineer, and Mr. Szekely, Owner, appeared to explain the request to modify the stormwater management system that was installed for the subdivision at 53 Dexter Road, which is now called Reagan's Way. There are two stormwater management system areas; one is a subsurface system and the other is a constructed wetland, which looks like an open pond. The pond is for flow and pollution prevention. They have had a difficult time selling lot 2 because of the proximity to the pond and prospective buyers' concern with the aesthetics and safety of it. They have sold 6 of the 7 lots. Lot 3 is less affected by the pond. They would like to convert the pond to a subsurface retention system, a Brentwood system, that are like plastic boxes for retaining water that is covered with land. Lot 2's useable backyard space would become bigger. The boxes need to be two feet above the water table. A member noted that the plans show that the system will be 18 inches from the water table. Mr. Williams said that

the plan will be corrected and that the manufacturer requires that a company supervise the installation. Cultec systems are similar but have a rounded top and therefore less capacity. With the proposed system the flow rate will be a little better leaving the site than the current rate for small, two-year storms and the same for larger, 100-year storms. The stormwater management capacity would be the same. There would still be a drainage easement.

The Board asked about the specifics of the system. Test pits were previously done. The overflow would run down to Dexter Road. The system would not change the direction or volume of flow. A member mentioned how the inlet and outlet are close together and asked what causes the water to not just flow out. The Engineer said that the system works. He has installed this system eight times and one system has been in place for fifteen years. The maintenance is covered by the homeowners association, which is a condition of approval and as it is written, it does not need to change as a result of a different kind of system. There are four inspection ports and a vacuum is needed to clean the inlet. The Board reviewed the City Engineer's email that explains why she does not object to the request. The Conservation Commission is the next step in getting approval of this system.

Mr. King MADE a MOTION to approve the modification to the subdivision to change the retention pond into an underground stormwater system as is shown on the plans. Mr. Mercado SECONDED the MOTION. All members voted in favor. None were opposed.

Documents: Definitive Topographic Plan, Stone Ridge Heights, dated 2/1/19
Construction Details, Stone Ridge Heights, dated 2/1/19
Email from City Engineer dated February 14, 2019

UPDATE ON ZONING AMENDMENTS

Affordable Housing Incentive Program

The affordable housing zoning amendment and the marijuana establishments zoning amendment were separated into two different meetings by the Board of Aldermen. The affordable housing amendment was recommended by the Appropriations Committee as revised by the Planning Board. The amendment passed by 8 votes at the regular meeting on February 19 without any changes. One Alderman was opposed to the amendment because he is concerned about parking even though the parking provision was not changing. Another Alderman did not specify why he voted against the amendment. The amendment will be signed by the Mayor.

Marijuana Establishments

The Appropriations Committee will discuss the marijuana establishments amendment at their meeting on March 4. Alderman Mortimer filed a separate order to only allow marijuana establishments along Route 99. This order could be accomplished through changes to the current draft of the zoning amendment.

NEXT MEETINGS

The next meeting is the Annual Meeting scheduled for Monday, March 25, 2019 at 7:45pm.

The meeting adjourned at 9:00pm.