

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

PRESENT: Mike Cassavoy, Anne DeSouza-Ward, Paul King, Robert Mercado, Carla Morelli, John Sadowski & Greg Sampson

ABSENT: Sharon Petrillo & Jack Welch

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

The meeting was called to order at 7:45 PM by Ms. DeSouza-Ward.

APPROVAL OF MINUTES

Planning Board Regular Meeting February 25, 2019

Mr. Mercado MADE a MOTION to approve the regular meeting minutes from February 25, 2019. Mr. King SECONDED the MOTION. All members, except for Mr. Cassavoy who abstained, voted in favor. None were opposed.

RECOMMENDATIONS TO THE BOARD OF APPEALS

Board of Appeals Public Hearing, April 10, 2019:

Case 19-005, 5 Chester Street, Rachael & Danny Cordella

Rachael Cordella, Owner, appeared to explain the proposal. The proposal is to add an addition to the rear of the house that is less than 200 square feet. It would have the same setback from the side property line as the house. As part of the project, the existing deck and stairs that are closer to the property than the house will be removed.

The Board discussed how the addition had a respectful design and the presentation was well done. The proposal extends the house's existing nonconformity setback and does not farther encroach into the side yard.

They also discussed the setback dimension. The plot plan shows a dimension of 4.2 feet in the side yard, which is the setback stated in the denial letter; however, this dimension is for the length of the inset of the house, not the setback. Members wanted to clarify that the house and addition will be 5.9 feet from the side lot line.

Mr. King MADE a MOTION to send the Board of Appeals a supportive letter including the comment about the 5.9 foot setback clarification. Mr. Sampson SECONDED the MOTION. All members voted in favor. None were opposed.

Documents: ZBA Application, Case 19-005

Case 19-006, 51 Beacon Street, Seth Rosen & Meredith Davis

Jason Happel, Attorney, and Seth Rosen and Meredith Davis, Owners, appeared to explain the proposal. They explained that they purchased the property in 2013. There are 2 bedrooms and 1 ½ bathrooms in the house and it is in the SR-A district. The UR-A district is across the street and the addition would be by-right if the property was in that district. They put a lot of thought into the design to keep the same setback distance from the rear property line. Putting the addition on the left side of the house works with the interior layout. If the addition was on the right side of the house it would be off of the master bedroom and would require building a second stairway in the house. They will remove an old foundation that is in the left side yard as part of the project.

The Board appreciated the thought that the Applicants put into the location of the addition and its staggered footprint to maintain the current setback in the rear yard. They understood that the internal layout makes it problematic to construct the addition in another location. They noted that the irregular shape of the lot makes it difficult to construct an addition that would not require a variance for setbacks. They found the design to be complementary to the existing house.

Members asked about where parking would be located on the lot. The Owners planned to expand the existing curb cut and driveway to park two-cars side by side in front of the addition. Members pointed out that the parking space depth would not be sufficient in this location because the addition is only 14 feet from the front property line. The standard parking space depth is 18 feet. They discussed options to create more space for parking like moving the addition back from Beacon Street or shifting the curb cut and driveway to the southwest to have a sufficient depth for the parking spaces.

Mr. Sadowski MADE a MOTION to send the Board of Appeals a letter detailing the Board's discussion regarding the proposal. Mr. Cassavoy SECONDED the MOTION. All members voted in favor. None were opposed.

Documents: ZBA Application, Case 19-006

OTHER

Update on Marijuana Establishments Zoning Amendment

Ms. Gaffey explained that the Board of Aldermen took a vote on the Marijuana Establishments Zoning Amendment. The Aldermen decided to take an incremental approach and cap the number of marijuana retailers at one. They also limited all marijuana establishments to the I and BB zoning districts. The permitting process and regulations for the uses did not change from the Planning Board's proposed amendment. Alderman Mortimer filed a separate order to only allow marijuana establishments along Route 99. The intent of this order was achieved through the zoning amendment, which allowed for the special permit process and specific regulations for these uses to be required.

Garden Remedies is working on co-locating a retail use at their medical marijuana facility on Route 99. They are hosting a community outreach meeting on April 10, 2019 in the evening at the Knights of Columbus.

Swains Pond Avenue 40B

Mayor Infurna received correspondence from MassHousing regarding the 44 homeownership units that is being proposed along Swains Pond Avenue under M.G.L. c.40B for a comprehensive permit. The

proposal includes constructing two new roads and extensive land alteration. There will be a site visit on March 28, 2019 at 10am. The City is writing a comment letter to MassHousing regarding the proposal. The Zoning Board will be the permit granting authority but the Planning Board will have an opportunity to provide comments. Members discussed how Maple Terrace and Hillside Park are not in good condition. Mr. Sampson said that the City can try to enforce local laws and only grant a waiver if the project would be uneconomical without the waiver. Finally they discussed how the project would only add 11 units, not all 44 units, to the affordable housing inventory because the project would be for-sale and not rental.

ELECTION OF OFFICERS

After discussion, Mr. Cassavoy MADE a MOTION to nominate Ms. DeSouza-Ward to continue in the role of Planning Board Chair and Mr. Sampson to continue in the role of Planning Board Clerk. Mr. Mercado SECONDED the MOTION. All members voted in favor. No members were opposed.

Ms. DeSouza-Ward, as Chair, appointed Ms. Morelli to be Design Review Subcommittee Chair and reappointed Mr. Sampson to be Zoning Subcommittee Chair.

NEXT MEETINGS

The next Regular Meeting is scheduled for Monday, April 22, 2019 at 7:45pm.

The meeting adjourned at 8:35pm.