

**MELROSE PLANNING BOARD
DESIGN REVIEW SUBCOMMITTEE
MEETING MINUTES
Monday, June 3, 2019
7:30 PM**

Cassidy Conference Room, City Hall, 562 Main Street

PRESENT: Mike Cassavoy, Robert Mercado, Carla Morelli, John Sadowski and Jack Welch

ABSENT: None

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

The meeting was called to order at 7:35 PM by Ms. Morelli.

Case 17-003, 87 Essex Street, Sterling Construction & Development LLC

Richard Arnone from Sterling Construction & Development appeared to present the changes to the plans that reflect the conditions of approval and the proposed building materials and colors.

Mr. Arnone said that he acquired the property after the Planning Board approved the project. John Lloyd of DiLullo Associates is the new architect for the project and he redrew the same design for the building and site that was approved. Mr. Lloyd will also create the landscape design. He was unable to attend the meeting. As far as Mr. Arnone knows the plans are the same as what was approved except for the following items that were conditioned to change: the removal of the Juliette balconies on the third floor, the placement of HVAC units centered on the roof, and the revision to the landscape plan to include details of the plantings between the walkway and the western wall of the building.

The subcommittee discussed the items that varied from the approval. They pointed out that on the site plan, sheet C3, the HVAC units were shown on the ground and on sheet A1.2 they are on the roof. Sheet C3 needs to be updated to reflect the change in location to the roof. There will be a ships ladder or pull down stair to access the roof. The fence is not supposed to extend into the front yard beyond the building to maintain a visual corridor along the street and provide sufficient sight lines for the driveway. Mr. Arnone said that he would make this change. The fence was going to be a 6 foot cedar fence but the revised plans show vinyl. The members found the vinyl to be acceptable because if a wood fence is not maintained it would not look good in the long term. They clarified that the fence would be stockade to block headlights from the neighbors and its color will complement or match the trim color on the building. They also confirmed that the trash would be fully enclosed and the snow would be removed from the property. A sound attenuating screen for the HVAC units was on the roof plan with no detail. The members said that the screen may not be needed if the units are quiet and not visible from the second floor of the surrounding buildings. They discussed the planting beds on either side of the driveway. The plants will be perennials and there will be mulch surrounding them. The landscape plan needs to identify which trees will remain, which are new and the sizes of all of the trees. Mr. Arnone said that he does not believe that any trees are in the footprint of the building and he intends to keep all the trees that are there. A board member said to check that there will not be a conflict with tree and fence locations. A cross section of the building was requested to understand the roof's setup and roof leaders.

The materials presented that were acceptable are as follows:

- Windows – Andersen 400 Series, black exterior (Mr. Arnone said this was an upgrade from 100 series in approval). Will be double hung and two over two.

- Roof – BP Everest black architectural asphalt shingles. Flat roof will be rubber.
- Siding – 6.25 inch HardiPlank lap siding with a 4.5 inch reveal. It should be smooth because the roof has enough texture and wood only shows its grain when it is aged. Mr. Arnone will provide three color options on the building and the members can choose which they like best.
- Exterior trim* – WindsorOne primed pine. The members were surprised with the 30 year warranty. They typically see a more durable product but this is the only material that will need to be maintained.
- Door* – Therma-Tru door with fiberglass. Suggested a two-panel solid door with a transom and two sidelites.
- Exterior columns* – composite wood, six inch square
- Exterior rail and deck* – Fiberon ProTect Advantage composite, TimberTech radiance. Stay away from trendy colors like gray.
- Exterior steps – granite
- Fence* – vinyl stockade fence, color to complement or match the building trim and the location on the plan will be modified to complete the fence installation at the building line.
- Along the driveway and back of the building the foundation will be covered with a stone veneer that is then mortared.
- Lighting – the proposed wall sconce on the site plan for the side and rear of the building. Mr. Arnone will provide a more residential looking fixture for the wall of the front porch. The porch will have canned recessed lights. There may be landscape lighting.

* Color to be determined after the siding color is chosen

Mr. Arnone would like to start construction as soon as possible. The water and sewer lines have already been brought to the property so that the street does not need to be disturbed. National Grid is getting an easement from 99 Essex Street to use the transformer on that property for electricity. The temporary electrical service for construction will be from the pole. The fence that is currently up with a tattered cover will be removed and a construction fence will be installed. They will stay away from a fabric fence since it has not held up well and instead use a chain-link fence.

The Subcommittee was satisfied with the materials submitted with exceptions as noted. Mr. Cassavoy MADE a MOTION that the Subcommittee 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 building permit. The letter will also state that Mr. Arnone is aware that before the siding is ordered or installation commences on any of the items below, he needs to provide the additional information noted below to the Subcommittee and they will meet again to finalize these details. Mr. Mercado SECONDED the MOTION. All members voted in favor. None were opposed.

- Updated site plan C3 to reflect the HVAC units being on the roof and the fence stopping at the front setback of the building.
- Provide the SEER rating for the HVAC units and visibility of the units from the second stories of surrounding buildings which will dictate if a screening/acoustical fence is required.
- Landscape plan with the existing trees to remain identified and new trees shown with their sizes.
- A cross section of the building.
- Lighting fixture for the front of the building.
- Three samples of siding color on the building.
- Colors of the other exterior building materials and fence.

Documents: Planning Board Approved Plans and Decision dated Dec 11, 2017
Memo from DiLullo Associates, Inc dated May 9, 2019,

Detailed product descriptions for: RadianceRail Composite Decking, Fiberon Decking, BP Shingles, Therma Tru Doors, WindsorOne Trim, Andersen Windows, JamesHardie Siding,

Landscape Plan with mulch bed indicated,

Elevations and Roof Plan & Wall Types dated April 25, 2018 and revised May 9, 2019

The meeting adjourned at 8:50 PM.