

MELROSE PLANNING BOARD
MEETING MINUTES
Design Review Subcommittee
Thursday, December 3, 2020
7:30 PM
Remote Meeting

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

ABSENT: none

STAFF PRESENT: Denise Gaffey, Director, Emma Battaglia, Senior Planner & Lori Massa, Planning Coordinator

The meeting was called to order at 7:40 PM by Ms. Morelli.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting was conducted via remote participation to the greatest extent possible. Meeting access and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting was found on the City of Melrose's website, at www.cityofmelrose.org/remote-meetings. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public could adequately access the proceedings in real time. An audio or video recording, transcript, or other comprehensive record of proceedings was posted on the mmtv3.org website as soon as possible after the meeting. A link was also available on www.cityofmelrose.org.

99 Washington Street

Christopher Kelly and Toby Banta, Developers, Ian Ramey, Landscape Architect from Copley Wolfe Design Group, and Nancy Ludwig and Kevin O'Neil, Architects from ICON Architecture, appeared to present the materials for 99 Washing Street. The approval of the project included conditions that the Applicants would supply the Design Review Subcommittee with design detail for their review and approval.

Mr. Ramey explained that the large beech tree in front of the building is not in good shape. The existing pavement went right up to the tree's trunk. The tree will be removed and a substantial, 5 to 7-inch caliper, American Elm tree which is fast growing will be planted along with ornamental birch trees closer to the building. Members understood the circumstances around needing to remove the tree, even though it is always tough to see large trees cut down. Building a structure around a failing tree does not make sense. They recommended that the developers reach out to the neighborhood to give them the report on the beech's trees health and plan to replace it so that everyone is aware of what will be happening. They are in their third month of demolition, then 18 months of construction scheduled to begin in January. The project should be complete in the

summer of 2022. There is time to communicate with the neighborhood before the tree is cut down.

A deck will still be constructed at the forecourt of the site as planned and there will be a series of subspaces in it. The decking will be Trex composite wood over pressure treated wood. The benches will be a certified hardwood. There is the possibility for a lot of activity along the front of the building. People can spill out outside of the retail and gallery space in addition to the deck. The sign design has not changed. It will be corrugated metal with letters cut out and it will be lit with concealed lighting from behind.

A member asked about lighting. There will likely be up-lighting on the birch trees and decorative lights in the canopy of the Elm tree. There will be down lighting near the retail and gallery under the canopy entrances.

There was discussion about the proposed materials for the building. ICON has used several of the products on other projects and is confident that they will be quality materials.

A material on the fourth floor that was not called out will be a black composite metal panel that will match the windows. The 'eyebrows' over the third floor windows will project 8 inches. Members liked how the third floor will have rich horizontal shadow lines like exist for the first and second floor with the deep windows.

The development team will provide a 4 by 8-foot mock-up of the upper floor materials. A proposed window has already been installed in the building and members can take a look at it at any time.

The Subcommittee was pleased with the material presented. They asked for the plans to be updated to include the following details: the material of the 'eyebrow' above the third floor windows and panel between the fourth floor windows, and the revised landscape plan included the revised site plan and tree calipers.

Mr. Cassvoy made a motion to write a letter to the Building Commissioner stating that condition 2 is satisfied once these outstanding materials are received. The mock-up is listed as a separate condition and will be constructed and reviewed at a later date. Mr. Mercado seconded the motion. By roll call, all members voted in favor of the motion. None were opposed.

Swains Pond Avenue Retaining Wall

A condition of approval for the 0 Swains Pond Avenue subdivision was for the Design Review Subcommittee to review and approve of two proposed retaining walls. A portion of one of the walls is ready for review in front the existing house on Maple Terrace. Members will go look at the wall individually and give feedback to Planning Staff.

The meeting adjourned at 8:45 pm.