

**MELROSE PLANNING BOARD
ZONING SUBCOMMITTEE
MEETING MINUTES
Meeting
Monday, March 8, 2021
7:00 PM
Remote Meeting**

PRESENT: Anne DeSouza-Ward, Paul King, John Sadowski, Greg Sampson & Jack Welch

ABSENT: Sharon Petrillo

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

The meeting was called to order at 7:00 PM by Mr. Sampson.

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 of the Melrose Planning Board 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.

The Subcommittee met to review a revised version of the zoning amendment that allows for incentives in the BA districts and parking regulations again to incorporate comments and concerns raised by the Building Commissioner, comments from City Councilors following small group meetings that Ms. Gaffey had with each Councilor last month, consideration of the Housing Choice legislation, enacted by the state legislature and signed by the Governor in January and adjustments to the incentive provisions based on specific developments in the pipeline.

The proposed changes to the amendment from the last version were highlighted in yellow and members discussed them in detail.

The UR-D district was tied to the design review special permit which is no longer relevant. Since the multi-family use is already allowed in this district it is not going to be moved into Section 235-65 that allows for multifamily residential use in non-residentially zoned areas.

The discretionary parking reduction for projects that are undergoing Site Plan Review will require a Special Permit for the reduction. The language of the Board's consideration of this reduction was changed to explicitly state that proximity to public transportation is a consideration and that the Board is looking at the characteristics of the units, not the occupants, in making this determination.

The Building Commissioner did not recommend using the clear width dimensions as they would be difficult to enforce. Without the clear width dimensions the aisle and driveway widths can be reorganized to be more clearly stated. The front yard parking restriction was also clarified.

In looking at potential development sites it made sense to consider adding the incentives to the BA-1 to allow for increased FAR but not height. Also, the minimum open space may not be possible onsite with increased FAR but if approved the projects would meet the intent of the open space by providing usable open space for residents or pervious surfaces like green roofs.

The Ward Councilor encouraged the Board to expand the proposed BA-1 district boundary at the intersection of Main Street and Emerson Street to Lebanon Street.

The Subcommittee will discuss the proposed changes to the full Board in their meeting that follows this one.

Documents: Draft Zoning Text and Map Amendment dated March 5, 2021

The meeting adjourned at 7:30 pm.